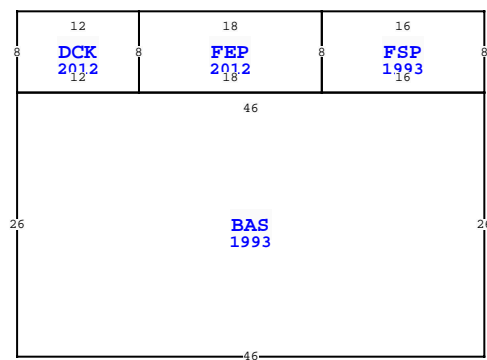
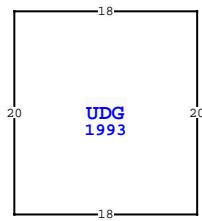




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,570	112.0000	101.08	158,696	1980	1980	0	0	17.75	82.25		
1 SINGLE FAM - 100% - 0 Heated Area: 1196 HX Base Yr													



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1044.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	99,434
DCK	96	10	10	832
FEP	144	80	115	9,561
FSP	128	40	51	4,240
UDG	360	55	198	16,462
TOTALS	1,924		1,570	130,527

3625 1ST AVE, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			130,527
TOTAL MARKET OB/XF VALUE			3,664
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			494,191
SOH/AGL Deduction			367,818
ASSESSED VALUE			126,373
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000	
BASE TAXABLE VALUE			21,373
TOTAL JUST VALUE			494,191
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			458,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140794	MTLROOF	10,500	04/23/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0661/0990	6/17/1992	WD	Q	I		88,200
GRANTOR: HAFTEL LARRY & M						
GRANTEE: ROBINSON ROBERT & R						
0420/0254	5/01/1984	WD	Q	I		69,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0812	CONCRETE C	0	100	0	1,392.00	SF	4.00	4.00	100	1980	1980	3	35	1,949	

BUILDING DIMENSIONS	
FSP=[YR=1993] W16 FEP=[YR=2012] W18 DCK=[YR=2012] W12 S8	
BAS=[YR=1993] S26 E46 N26 W46\$ E12 N8\$ S8 E18 N8\$ S8 E16 N8\$	
PTR=W71 UDG=[YR=1993] W18 S20 E18N20\$E71\$ .	

LAND DESCRIPTION		TOTAL OB/XF														3,664								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			100.00	100.00	100.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	360,000							