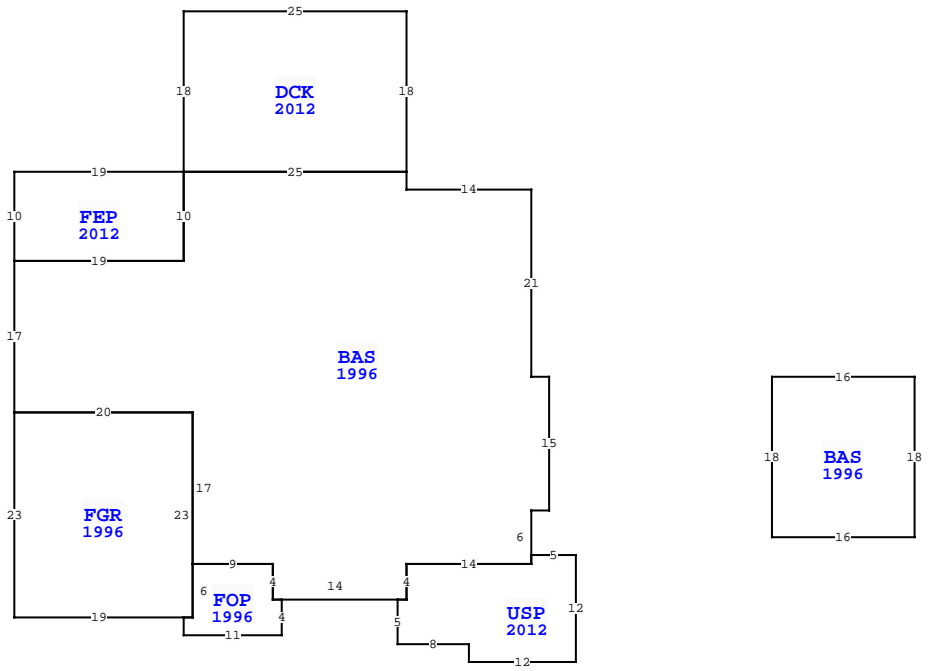


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level 01	
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
BAS	288	100	288
BAS	2,084	100	2,084
DCK	450	10	45
FEP	190	80	152
FGR	460	55	253
FOP	78	30	23
USP	205	30	62
TOTALS	3,755		2,907
EXTRA FEATURES		3785 1ST AV, FERNANDINA BEACH	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,907	97.7976	116.13	337,590	1996	1996		0	0	13.00	87.00
1 SNGL FAM - 100% - 1997 Heated Area: 2372 HX Base Yr 1997												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			293,703
TOTAL MARKET OB/XF VALUE			14,137
TOTAL LAND VALUE - MARKET			506,250
TOTAL MARKET VALUE			814,090
SOH/AGL Deduction			528,853
ASSESSED VALUE			285,237
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			235,237
TOTAL JUST VALUE			814,090
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			739,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122553	SCREEN	2,000	12/20/2012
20122467	REMODEL	1,000	12/07/2012
20122447	WINDOW	14,000	12/06/2012
B9610015	NEW CONSTR	97,072	09/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2373/1219	7/01/2020	WD	U	I	11	100
GRANTOR: TYSON JACQUELINE L						
GRANTEE: TYSON JACQUELINE L						
2337/0617	1/20/2020	WD	U	I	98	100
GRANTOR: TYSON JACQUELINE L						
GRANTEE: TYSON JACQUELINE L						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1996] W2 N21 W14 N2 DCK=[YR=2012] N18 W25 S18 E25\$	
W25 FEP=[YR=2012] W19 S10 E19 N10 \$ S10 W19 S17	
FGR=[YR=1996] S23 E19 FOP=[YR=1996] S2E11 N4 W1 N4 W9 S6 W1 \$	
E1 N23W20 \$ E20 S17 E9 S4 E14 USP=[YR=2012] S5 E8 S2 E12 N12	
W5 S1 W14 S4 W1\$ E1 N4 E14N6 E2 N15 \$ PTR=E25 BAS=[YR=1996]	
E16 S18 W16 N18\$ W25\$.	

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	0855	CONC PAVR	0	100	0	1,389.00	SF	7.00	7.00	100	2014	2014	3	95	9,237	
2	1126	CB/STC 8"	0	100	0	30.00	SF	8.00	8.00	100	1996	1996	3	73	175	
3	0911	SCRN RM A	0	100	0	450.00	SF	17.50	17.50	100	2012	2012	3	60	4,725	
TOTAL OB/XF 14,137																

LAND DESCRIPTION		TOTAL OB/XF 14,137																						
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			150.00	60.00	150.00	FF		1.00	1.00	0.75	4,500.00	3,375.00	506,250							