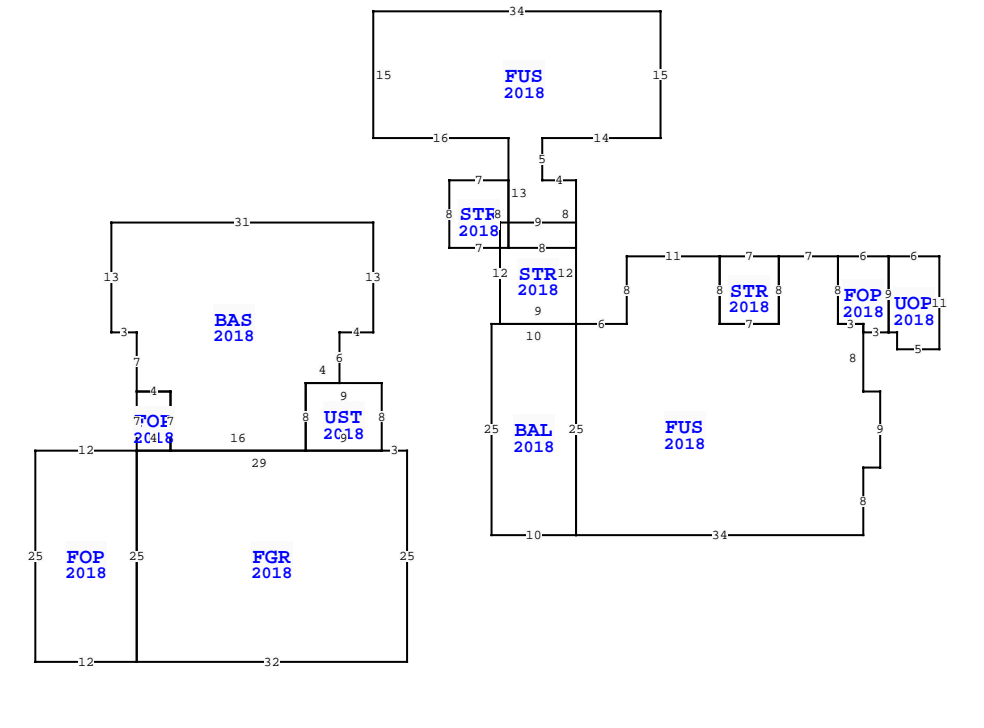


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	60
Exterior Wall	17	CB STUCCO	40
Roof Structure	08	IRREGULAR	100
Roof Cover	11	SLATE	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	03	MASONRY	100
Stories	3.	3.	100
Units		0	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
0500	01	2,944	132.5588	188.90	556,122	2018	2018	0	0	1.70	98.30

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	546,668			
TOTAL MARKET OB/XF VALUE	49,221			
TOTAL LAND VALUE - MARKET	360,000			
TOTAL MARKET VALUE	955,889			
SOH/AGL Deduction	285,828			
ASSESSED VALUE	670,061			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	620,061			
TOTAL JUST VALUE	955,889			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	905,131			



Quality	05	Quality Level 05		
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
BAL	250	15	38	7,056
BAS	679	100	679	126,083
FGR	800	55	440	81,703
FOP	28	30	8	1,485
FOP	51	30	15	2,786
FOP	300	30	90	16,712
FUS	594	100	594	110,299
FUS	1,012	100	1,012	187,917
STR	56	10	6	1,114
STR	56	10	6	1,114
TOTALS	4,070		2,944	546,668

\*\* This building has 13 Sub-Areas  
3948 1ST AV, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170911	CO ISSUED	0	01/30/2018
20173087	SWIM POOL	54,000	10/09/2017
20170911	NEW CONSTR	291,613	03/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/1521	1/29/2016	WD Q	Q	V	01	210,000
GRANTOR: ROUTHIER RONALD JAMES						
GRANTEE: BRODSKY ROBERT C &						
0984/0646	5/03/2001	WD Q	Q	V		110,100
GRANTOR: MILLS BARBARA J						
GRANTEE: ROUTHIER RONALD JAM						

EXTRA FEATURES																	
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0810	CONCRETE A	0	100	0	0	664.00	SF	6.50	6.50	100	2018	2018	3	98	4,230	
3	0861	POOL GUNIT	0	100	0	0	324.00	SF	85.00	85.00	100	2018	2018	3	90	24,786	
4	0855	CONC PAVER	0	100	0	0	964.00	SF	10.00	10.00	100	2018	2018	3	98	9,447	
5	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00	10.00	100	2018	2018	3	90	8,640	
6	1242	WD DECK A	0	100	0	0	16.00	SF	10.00	10.00	100	2018	2018	3	86	138	

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2018] W31 S13 E3 S7 FOP=[YR=2018] S7 FOP=[YR=2018] W12 S25 E12 FGR=[YR=2018] E32 N25 W3 UST=[YR=2018] N8 W9 S8 E9\$ W29 S25\$ N25\$ E4 N7 W4\$ E4 S7 E16 N8 E4 N6 E4 N13\$ PTR=E15 STR=[YR=2018] E9 S12 FUS=[YR=2018] E6 N8 E11 STR=[YR=2018] E7 S8 W7 N8\$ S8 E7 N8 E7 FOP=[YR=2018] E6 UOP=[YR=2018] E6 S11 W5 N2 W1 N9\$ S9 W3 N1 W3 N8\$ S8 E3 S8 E2 S9 W2 S8 W34 BAL=[YR=2018] W10 N25 E10 S25\$ N25 \$ W9 N12\$ W15\$ PTR= N25 FUS=[YR=2018] E34 S15 W14 S5 E4 S8 W8 STR=[YR=2018] W7 N8 E7 S8\$ N13 W16 N15\$ S25\$.									

LAND DESCRIPTION															TOTAL OB/XF										49,221				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		R-1A	90.00	100.00	90.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	360,000												