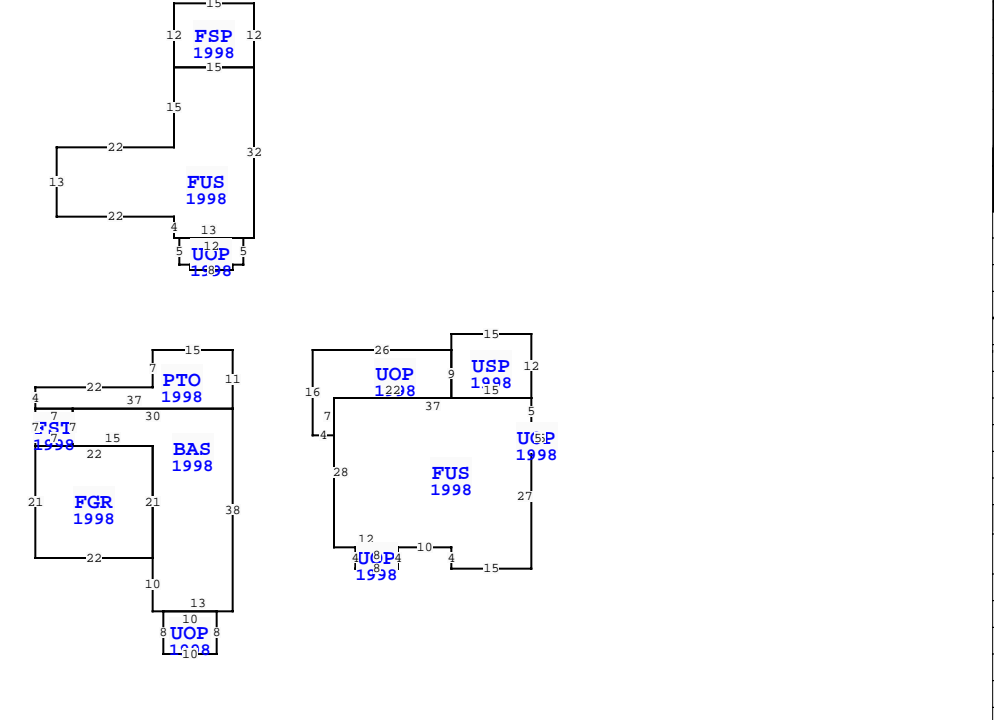


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	14	WD SHINGLE	70
Exterior Wall	12	CEDAR	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	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	
0100	01	3,047	112.9392	101.93	310,581	1998	1998		0	0	12.00	88.00

1 SINGLE FAM - 100% - 2002 Heated Area: 2537 HX Base Yr 2002



** This building has 13 Sub-Areas
3968 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		273,311
TOTAL MARKET OB/XF VALUE		10,754
TOTAL LAND VALUE - MARKET		340,000
TOTAL MARKET VALUE		624,065
SOH/AGL Deduction		292,393
ASSESSED VALUE		331,672
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		281,672
TOTAL JUST VALUE		624,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121141	ROOF	40,000	06/15/2012
B972341	NEW CONSTR	225,000	12/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1001/0401	8/03/2001	WD	Q	I		398,000
GRANTOR: CHERRY CAROLYN A						
GRANTEE: STABLER JERRY L & P						
0729/0887	5/12/1995	WD	Q	V		36,000
GRANTOR: MCKENDREE KIM W & KIM						
GRANTEE: CHERRY CAROLYN A						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W15 S7 W22 S4 FST=[YR=1998] S7 FGR=[YR=1998] S21 E22 BAS=[YR=1998] S10 E2 UOP=[YR=1998] S8 E10 N8 W10 \$ E13 N38 W30 S7 E15 S21 \$ N21 W22 \$ E7 N7 W7 \$ E37 N11 \$ PTR= E15 UOP=[YR=1998] E26 USP=[YR=1998] N3 E15 S12 FUS=[YR=1998] S5 UOP=[YR=1998] E2 S5 W2 N5 \$ S27 W15 N4 W10 UOP=[YR=1998] W8 S4 E8 N4 \$ W12 N28 E37 \$ W15 N9 \$ S9 W22 S7 W4 N16 \$ W15 \$ PTR= N15 UOP=[YR=1998] N1 E2 N5 FUS=[YR=1998] E2 N32 FSP=[YR=1998] N12 W15 S12 E15 \$ W15 S15 W22 S13 E22 S4 E13 \$ W12 S5 E2 S1 E8 \$ S15 \$.

Quality				
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
BAS	675	100	675	60,547
FGR	462	55	254	22,783
FSP	180	40	72	6,458
FST	49	55	27	2,422
FUS	766	100	766	68,709
FUS	1,096	100	1,096	98,309
PTO	253	5	13	1,166
UOP	10	20	2	180
UOP	32	20	6	539
UOP	68	20	14	1,256
TOTALS	4,113		3,047	273,311

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	0810	CONCRETE A	0	100	0	1,091.00	SF	6.50	6.50	100	1998	1998	3	77	5,460	
2	1242	WD DECK A	0	100	16	64.00	SF	10.00	10.00	100	1998	1998	3	20	128	
3	0810	CONCRETE A	0	100	11	44.00	SF	6.50	6.50	100	1998	1998	3	77	220	
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
5	1075	TRELLIS G	0	100	24	216.00	SF	35.00	35.00	100	1998	1998	3	27	2,041	

LAND DESCRIPTION TOTAL OB/XF 10,754

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		R-1A	85.00	100.00	85.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	340,000							