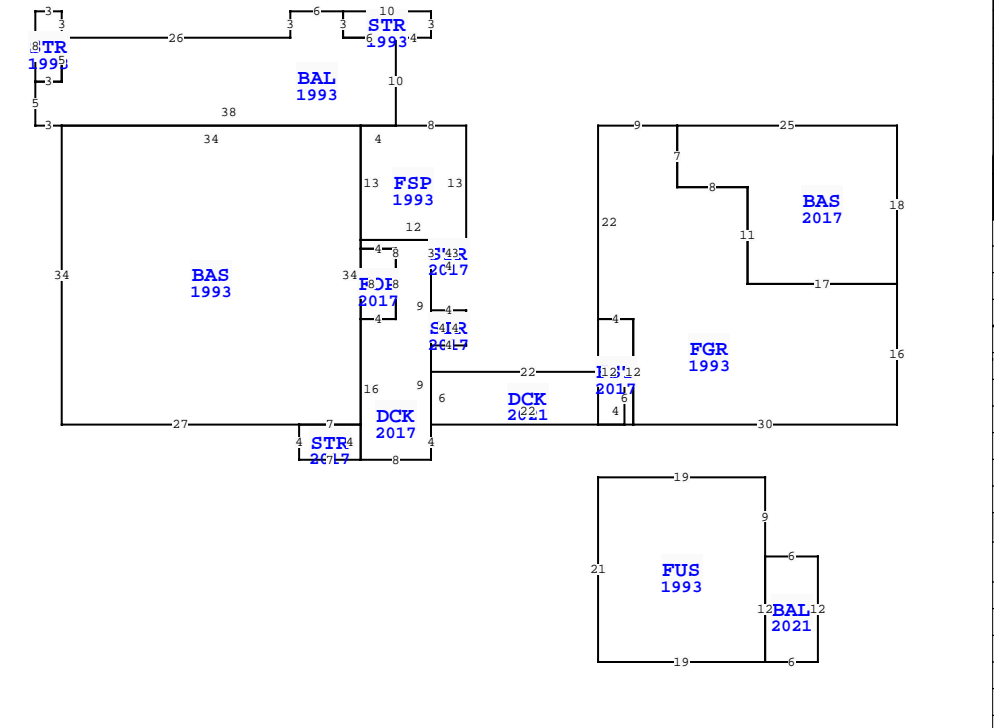


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,539	119.6160	142.04	360,640	1983	2007	0	0	0	7.20 92.80

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			334,674
TOTAL MARKET OB/XF VALUE			23,982
TOTAL LAND VALUE - MARKET			340,000
TOTAL MARKET VALUE			698,656
SOH/AGL Deduction			244,021
ASSESSED VALUE			454,635
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			404,635
TOTAL JUST VALUE			698,656
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			676,478



** This building has 16 Sub-Areas

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

3978 1ST AV, FERNANDINA BEACH

NEIGHBORHOOD/LOC	1044.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	413	15	62	8,172
BAL	72	15	11	1,450
BAS	1,156	100	1,156	152,376
BAS	362	100	362	47,716
DCK	168	10	17	2,241
DCK	132	10	13	1,714
FGR	746	55	410	54,043
FOP	32	30	10	1,318
FSP	156	40	62	8,172
FST	48	55	26	3,427
TOTALS	3,794		2,539	334,674

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	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2017	2017	3	97	13,444	
2	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
5	0861	POOL GUNIT	0	100	22	15	SF	85.00	85.00	100	1993	1993	3	20	5,610	
6	0845	KOOL DECK	0	100	0	0	SF	7.25	7.25	100	2017	2017	3	97	2,968	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210966	ADDITION	0	06/22/2021
20170099	REMODEL	80,000	01/11/2017
20061739	REPAIR/RRF	200	07/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/1396	6/20/2023	WD	Q	I	01	975,000
GRANTOR: RIGGAN WILLIAM K JR						
GRANTEE: DAVID MATTHEW E & K						
2272/1044	4/30/2019	WD	U	I	12	498,500
GRANTOR: ALPHA INVESTMENTS OF						
GRANTEE: RIGGAN WILLIAM K JR						

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=1993] W8 BAL=[YR=1993] N10 STR=[YR=1993] E4 N3 W10 S3 E6\$ W6 N3 W6 S3 W26 STR=[YR=1993] N3 W3 S8 E3 N5\$ S5 W3 S5 E3 BAS=[YR=1993] S34 E27 STR=[YR=2017] S4 E7 DCK=[YR=2017] E8 N4 DCK=[YR=2021] E22 N6 W22 S6\$ N9 STR=[YR=2017] E4 N4 W4 S4\$ N9 STR=[YR=2017] E4 N3 W4 S3\$ N3 W8 S1 FOP=[YR=2017] S8 E4 N8 W4\$ E4 S8 W4 S16\$ N4 W7\$ E7 N34 W34\$ E38\$ W4 S13 E12 N13\$ PTR=E15 FGR=[YR=1993] E9 BAS=[YR=2017] E25 S18 W17 N11 W8 N7\$ S7 E8 S11 E17 S16 W30 FST=[YR=2017] W4 N12 E4 S12\$ N12 W4 N22\$ W15\$ PTR=E15 S40 FUS=[YR=1993] E19 S9 BAL=[YR=2021] E6 S12 W6 N12\$ S12 W19 N21\$ W15 N40\$.

LAND DESCRIPTION																	TOTAL OB/XF									
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	85.00	100.00	85.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	340,000									