

LOT 9
IN OR 1926/84
SEAVIEW SUB #2 PB 5/26

BADIALI MATTHEW J & GRACE A
3977 1ST AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1681-0009-0000



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	12	CEDAR 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
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	1,922	100	1,922	261,428
FOP	277	30	83	11,290
FUS	703	100	703	95,621
TOTALS	2,902		2,708	368,339

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SNGL FAM	- 100%	- 2016									Heated Area: 2625	HX Base Yr 2016

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			385,339
TOTAL MARKET OB/XF VALUE			10,810
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			756,149
SOH/AGL Deduction			397,832
ASSESSED VALUE			358,317
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			308,317
TOTAL JUST VALUE			756,149
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			741,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141778	REMODEL	200,000	08/13/2014
4470B	N/A	130,200	09/10/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1926/0084	7/07/2014	WD	U	I	37	245,000
GRANTOR: SJUGGERUD STEPHEN D						
GRANTEE: BADIALI MATTHEW J &						
1873/1843	8/20/2013	TX	U	I	11	222,000
GRANTOR: TAX COLLECTOR						
GRANTEE: SJUGGERUD STEPHEN D						

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
4	0811	CONCRETE B	0	100	0	0	958.00	SF	5.20	5.20	100	1988	1988	3	57	2,840	
5	1242	WD DECK A	0	100	0	0	488.00	SF	10.00	10.00	100	2015	2015	3	74	3,611	
6	0820	WOOD WALK	0	100	0	0	96.00	SF	11.75	11.75	100	1988	1988	3	40	451	
7	0855	CONC PAVER	0	100	0	0	380.00	SF	10.00	10.00	100	2015	2015	3	96	3,648	
8	0350	CARPORT WD	0	100	0	0	100.00	SF	13.00	13.00	100	2000	2000	3	20	260	

TOTAL OB/XF													
10,810													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] 1922\$ FOP=[YR=2015] 277\$ FUS=[YR=2015] 703\$.													

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	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	90.00	160.00	90.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	360,000										

LOT 9
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SEAVIEW SUB #2 PB 5/26

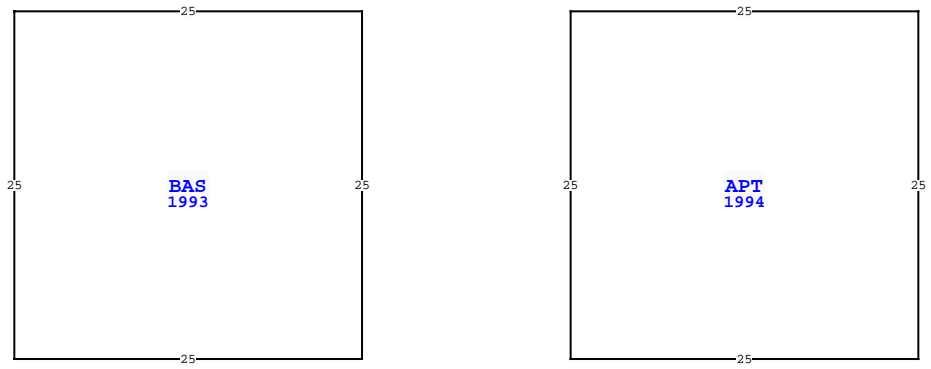
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2023

00-00-31-1681-0009-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 50	
Exterior Wall	17	CB STUCCO 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	09	PINE WOOD 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	01	TYP WD 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
2											
2 GARAGE RES - 100% - 2016			Heated Area: 1250			HX Base Yr 2016					



Quality	04	Quality Level 04		
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
APT	625	100	625	8,500
BAS	625	100	625	8,500
TOTALS	1,250		1,250	17,000

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
3977 1ST AVE, FERNANDINA BEACH																
TOTAL OB/XF 0																

LAND DESCRIPTION																								
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
REVIEW DATE 05/01/2020 BY DJA																								

TOTAL OB/XF											
0											

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
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GRANTOR: TAX COLLECTOR						
GRANTEE: SJUGGERUD STEPHEN D						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W25 S25 E25 N25\$ PTR= E15 APT=[YR=1994] E25 S25 W25 N25\$ PTR= 15\$.