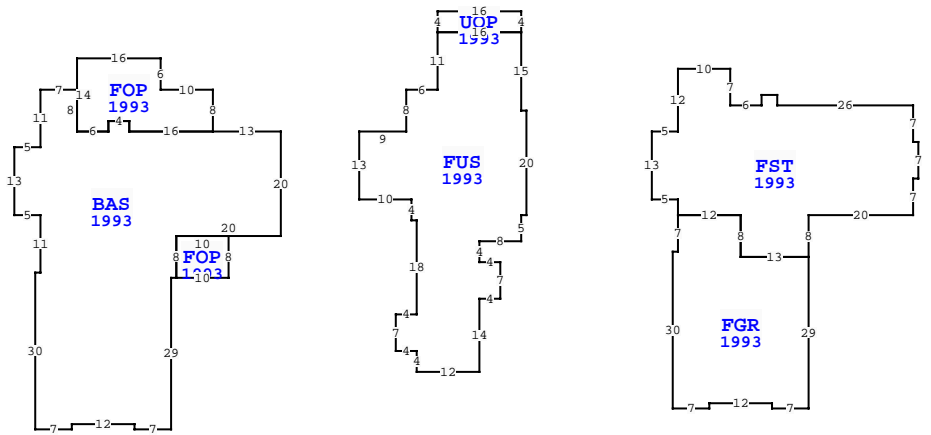


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	14	WD SHINGLE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	3.	3. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
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	2,000	100	2,000
FGR	839	55	461
FOP	80	30	24
FOP	296	30	89
FST	1,197	55	658
FUS	1,295	100	1,295
UOP	64	20	13
TOTALS	5,771		4,540

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,540	89.4615	106.24	482,330	1990	1990		0	0	16.00
1 SNGL FAM - 100% - 2000											
Heated Area: 3295											
HX Base Yr 2000											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		405,157	
TOTAL MARKET OB/XF VALUE		7,130	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		772,287	
SOH/AGL Deduction		347,901	
ASSESSED VALUE		424,386	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		374,386	
TOTAL JUST VALUE		772,287	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		753,005	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0873/1185	3/09/1999	WD Q	Q	I		370,000
GRANTOR: WALTERS KENNETH R & J						
GRANTEE: POYNTER TIMOTHY M &						
0620/0993	3/06/1991	DG U	I	01		100
GRANTOR: LANE JUDITH R						
GRANTEE: WALTERS KEN & JUDIT						

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	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400		
2	0812	CONCRETE C	0	100	0	1,666.00	SF	4.00	4.00	100	1990	1990	3	62	4,132		
3	0820	WOOD WALK	0	100	0	340.00	SF	11.75	11.75	100	1990	1990	3	40	1,598		
TOTALS												5,771		4,540		405,157	

3967 1ST AVE, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W13 FOP=[YR=1993] N8W10N6W16 S14E6N2E4S2E16\$			
W16 N2 W4 S2 W6 N8 W7 S11 W5 S13 E5 S11W1 S30 E7 N1 E12 S1 E7			
N29 E1 FOP=[YR=1993] E10N8W10S8\$ N8 E20N20 \$ PTR= E15			
FUS=[YR=1993] E9 N8 E6 N11 UOP=[YR=1993] N4E16S4W16\$ E16S15			
E1S20 W1S5W8S4E4S7W4S14W12N4W4 N7E4 N18W1N4W10N13 \$ W15 \$			
PTR= E71 FST=[YR=1993] E5 N12 E10 S7 E6 N2 E3 S2 E26 S7 E1			
S7W1 S7 W20 S8 FGR=[YR=1993] S29W7N1 W12 S1 W7 N30 E1 N7			
E12S8 E13 \$ W13 N8 W12 N3 W5 N13 \$ W71 \$.			

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							