PT OF TRACT A
IN OR 1940/43
EX OR 318 PG 99

TAYLOR STEVEN J & MARIA F
3068 1ST AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1720-000A-0030

BUILDING CHARACTERISTICS

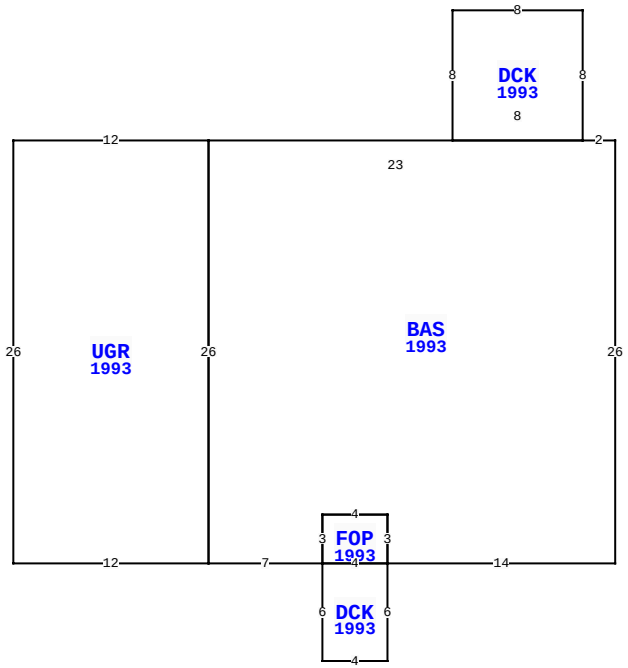
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	638	100	638	77,904
DCK	24	10	2	244
DCK	64	10	6	732
FOP	12	30	4	489
UGR	312	45	140	17,095
TOTALS	1,050		790	96,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	790	125.4000	148.91	117,639	1979	1979	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2023 Heated Area: 638 HX Base Yr 2023



3068 1ST AVE, FERNANDINA BEACH

BLD DATE	11/07/2007	KW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		96,464
TOTAL MARKET OB/XF VALUE		1,778
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		398,242
SOH/AGL Deduction		241,335
ASSESSED VALUE		156,907
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,907
TOTAL JUST VALUE		398,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150438	KITREM	14,800	02/26/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/0043	9/29/2014	WD	Q	I	01	165,000
GRANTOR: CLARKE ANN WILLIAMS E						
GRANTEE: TAYLOR STEVEN J & M						
1940/0035	9/29/2014	TD	U	I	11	100
GRANTOR: SUNTRUST BANK						
GRANTEE: CLARKE ANN WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 DCK=[YR=1993] N8 W8 S8 E8$ W23 UGR=[YR=1993] W12 S26 E12 N26$ S26 E7 DCK=[YR=1993] S6 E4 N6 W4$FOP=[YR=1993] E4 N3 W4 S3 $ N3 E4 S3 E14 N26$. FLR=2 BAS=[YR=1993] N11 W26 S11E26$ BAS=[YR=1993] EIIS26 W11N26$.

EXTRA FEATURES

LN	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	0	351.00	SF	6.50	6.50	100	1980	1980	3	35	799	
2	0810	CONCRETE A	0	100	0	0	243.00	SF	6.50	6.50	100	1990	1990	3	62	979	

LAND DESCRIPTION

TOTAL OB/XF 1,778

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			75.00	120.00	75.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	300,000							

REVIEW DATE 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS