

PT OF TRACT A  
IN OR 929/195  
SOUTH BEACH SUB PB 3/11

HASS DOROTHY  
3066 1ST AVENUE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1720-000A-0031



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                  |                            |                      |                                |             |                |                |             | MARKET ADJUSTMENTS |           |          |                           |         |                       |                 |            |                             |      | NASSAU COUNTY PROPERTY |      |     |                 |        |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|----------------------------|----------------------|--------------------------------|-------------|----------------|----------------|-------------|--------------------|-----------|----------|---------------------------|---------|-----------------------|-----------------|------------|-----------------------------|------|------------------------|------|-----|-----------------|--------|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION     | TYPE                       | MDL                  | EFF. AREA                      | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT     | NORM                      | % COND  | PAGE 1 of 1 2         |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 16               | WD FR STUC 70    | 0100                       | 01                   | 2,268                          | 117.1786    | 105.75         | 239,841        | 1981        | 1981               | 0         | 0        | 20.50                     | 79.50   | VALUATION BY STANDARD |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 17               | CB STUCCO 30     | 1 SINGLE FAM - 100% - 2005 |                      |                                |             |                |                |             |                    |           |          | Heated Area: 1932         |         |                       |                 |            |                             |      |                        |      |     | HX Base Yr 2005 |        |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                                | 03               | GABLE/HIP 100    |                            |                      |                                |             |                |                |             |                    |           |          | VALUATION SUMMARY         |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 12               | MODULAR MT 100   |                            |                      |                                |             |                |                |             |                    |           |          | BUILDING MARKET VALUE     |         |                       |                 |            |                             |      |                        |      |     | 190,674         |        |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100      |                            |                      |                                |             |                |                |             |                    |           |          | TOTAL MARKET OB/XF VALUE  |         |                       |                 |            |                             |      |                        |      |     | 5,382           |        |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                                | 14               | CARPET 80        |                            |                      |                                |             |                |                |             |                    |           |          | TOTAL LAND VALUE - MARKET |         |                       |                 |            |                             |      |                        |      |     | 300,000         |        |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                                | 08               | SHT VINYL 20     |                            |                      |                                |             |                |                |             |                    |           |          | TOTAL MARKET VALUE        |         |                       |                 |            |                             |      |                        |      |     | 496,056         |        |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100      |                            |                      |                                |             |                |                |             |                    |           |          | SOH/AGL Deduction         |         |                       |                 |            |                             |      |                        |      |     | 263,106         |        |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100   |                            |                      |                                |             |                |                |             |                    |           |          | ASSESSED VALUE            |         |                       |                 |            |                             |      |                        |      |     | 232,950         |        |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 3                | 100              |                            |                      |                                |             |                |                |             |                    |           |          | TOTAL EXEMPTION VALUE     |         |                       |                 |            |                             |      |                        |      |     | 55,000          |        |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 2                | 100              |                            |                      |                                |             |                |                |             |                    |           |          | BASE TAXABLE VALUE        |         |                       |                 |            |                             |      |                        |      |     | 177,950         |        |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100   |                            |                      |                                |             |                |                |             |                    |           |          | TOTAL JUST VALUE          |         |                       |                 |            |                             |      |                        |      |     | 496,056         |        |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 2.               | 2. 100           | NCON VALUE                 |                      |                                |             |                |                |             |                    |           |          | 0                         |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 100              | INCOME VALUE               |                      |                                |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 | 02               | DIST FB 100      | PREVIOUS YEAR MKT VALUE    |                      |                                |             |                |                |             |                    |           |          | 501,882                   |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100         |                            |                      |                                |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                       | 05               | Quality Level 05 |                            |                      |                                |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 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 |                                |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| BAL                                                                                                                                           | 340              | 15               | 51                         | 4,287                |                                |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 693              | 100              | 693                        | 58,262               |                                |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| DCK                                                                                                                                           | 12               | 10               | 1                          | 84                   |                                |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 490              | 55               | 270                        | 22,700               |                                |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 12               | 30               | 4                          | 336                  |                                |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 35               | 30               | 10                         | 841                  |                                |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                           | 1,239            | 100              | 1,239                      | 104,164              |                                |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        | 2,821            |                  | 2,268                      | 190,674              |                                |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                            |                      | 3066 1ST AVE, FERNANDINA BEACH |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 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                                                                                                                                             | 0812             | CONCRETE C       | 0                          | 100                  | 0                              | 0           | 1,328.00       | SF             | 4.00        | 4.00               | 100       | 1981     | 1981                      | 3       | 38                    | 2,019           |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0820             | WOOD WALK        | 0                          | 100                  | 0                              | 0           | 268.00         | SF             | 11.75       | 11.75              | 100       | 1983     | 1983                      | 3       | 40                    | 1,260           |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0500             | FP-PRE FAB       | 0                          | 100                  | 0                              | 0           | 1.00           | UT             | 3,500.00    | 3,500.00           | 100       | 1981     | 1981                      | 3       | 51.5                  | 1,803           |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0940             | SHEDS/PORT       | 0                          | 100                  | 5                              | 10          | 50.00          | SF             | 30.00       | 30.00              | 100       | 1986     | 1986                      | 3       | 20                    | 300             |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 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 |  |  |  |  |  |  |  |  |
| 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 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS |                  |                  |                            |                      |                                |             |                |                |             |                    |           |          |                           |         |                       |                 |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |