BLOCK 11 LOT 20
SEAVIEW SUB PB 1/7

COLE AND CARSON INC
2712 W JETTON AVE
TAMPA, FL 33629

2024

00-00-31-1680-0011-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

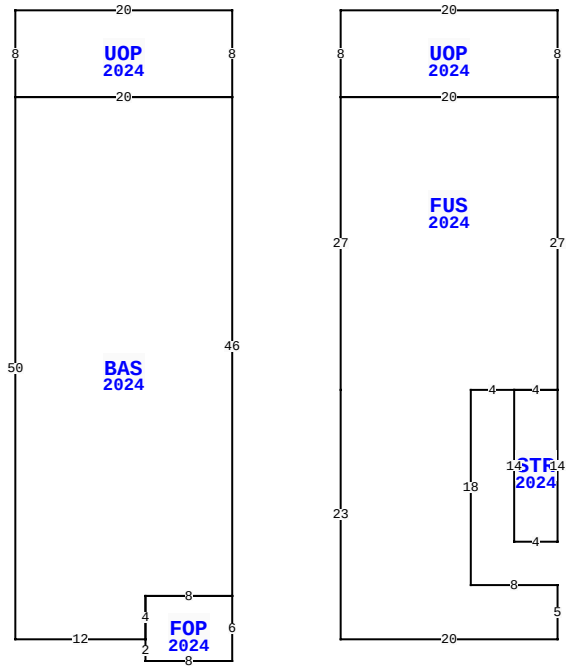
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	968	100	968	129,334
FOP	48	30	14	1,871
FUS	856	100	856	114,370
STR	56	10	6	802
UOP	160	20	32	4,276
UOP	160	20	32	4,276
TOTALS	2,248		1,908	254,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,908	140.6398	133.61	254,928	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE - 0% - 2024 Heated Area: 1824 HX Base Yr



3474 1ST AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	254,928
TOTAL MARKET OB/XF VALUE	8,080
TOTAL LAND VALUE - MARKET	112,500
TOTAL MARKET VALUE	375,508
SOH/AGL Deduction	0
ASSESSED VALUE	375,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	375,508
TOTAL JUST VALUE	375,508
NCON VALUE	263,008
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1409	CO		09/08/2023
20211409	NEW CONSTR	0	03/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/427	9/11/2023	WD	U	V	11	100
GRANTOR: ARMG2020 LLC						
GRANTEE: COLE AND CARSON INC						
2452/0805	3/29/2021	WD	U	V	37	200,000
GRANTOR: LEEK LEROY & PRISCILL						
GRANTEE: ARMG2020 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,18] E20 S46 W8 S4 W12 N50 $
FUS=[YR=2024;ORIG=40,18] E20 S27 W4 W4 S18 E8 S5 W20 N23 N27 $
UOP=[YR=2024;ORIG=10,18] E20 N8 W20 S8 $
UOP=[YR=2024;ORIG=40,18] E20 N8 W20 S8 $
STR=[YR=2024;ORIG=60,45] W4 S14 E4 N14 $
FOP=[YR=2024;ORIG=30,64] W8 S4 S2 E8 N6 $
.

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	0855	CONC PAVER	0	0	0	0	586.00	SF	10.00	10.00	100	2024	2023		100	5,860	
2	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	100	2024	2023		100	1,920	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,080

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	0		R-3	25.00	100.00	25.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	112,500							

REVIEW DATE 02/28/2024 BY TW Total Acres: 0.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/06/2024 BY SYS