



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

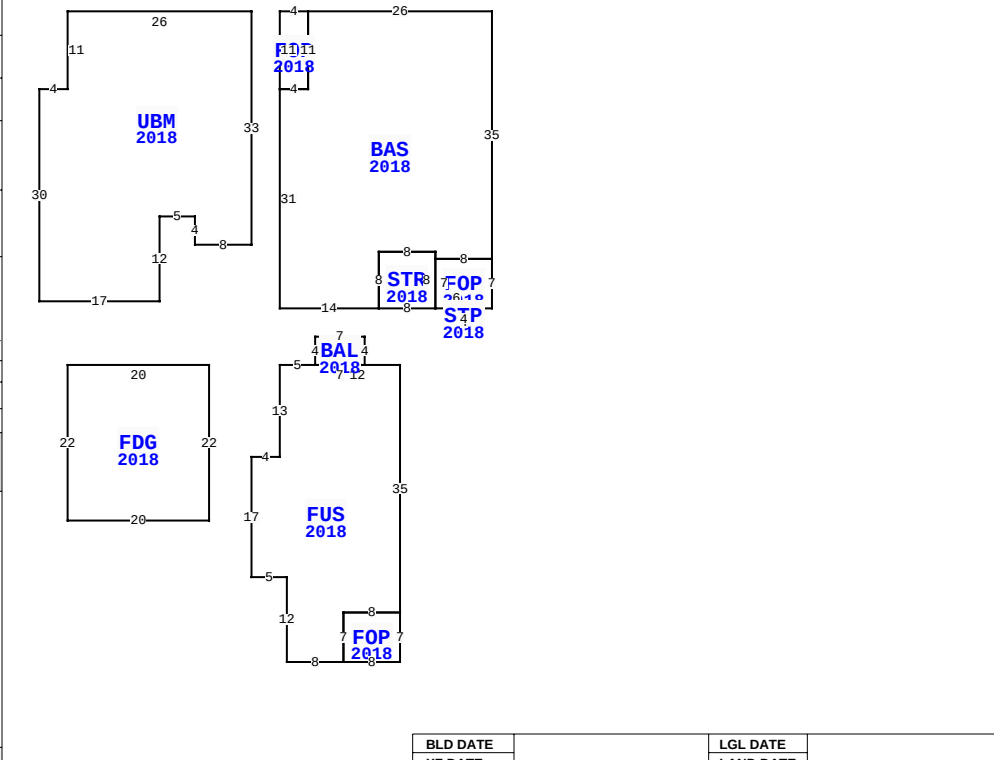
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1044.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	28	15	4	905
BAS	1,096	100	1,096	247,967
FDG	440	60	264	59,729
FOP	44	30	13	2,941
FOP	56	30	17	3,846
FOP	56	30	17	3,846
FUS	714	100	714	161,540
STP	8	10	1	226
STR	64	10	6	1,358
UBM	1,062	20	212	47,964
TOTALS	3,568		2,344	530,322

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0855	CONC PAVER	0 100	0	0	1,840.00	SF	10.00	10.00	100	
2	0855	CONC PAVER	0 100	0	0	252.00	SF	10.00	10.00	100	
3	0820	WOOD WALK	0 100	0	0	76.00	SF	11.75	11.75	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-3	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,344	154.0678	231.10	541,698	2018	2018	0	0	2.10	97.90
1 SFR CUST - 100% - 2020 Heated Area: 1810 HX Base Yr 2020											



3416 1ST AV, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			530,322
TOTAL MARKET OB/XF VALUE			20,881
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			776,203
SOH/AGL Deduction			302,351
ASSESSED VALUE			473,852
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			423,852
TOTAL JUST VALUE			776,203
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			752,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171355	NEW CONSTR	260,899	05/04/2017
20171358	NEW CONSTR	19,839	05/04/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2261/0847	3/13/2019	WD	Q	I	02
GRANTOR: LAMBRIGHT JONATHAN P					
GRANTEE: PULLIAM DANIEL & LA					
2260/1293	3/11/2019	WD	U	I	11
GRANTOR: SPANGLER DAVID A & RE					
GRANTEE: LAMBRIGHT JONATHAN					

BUILDING NOTES											
UBM=[YR=2018] E26 S33 W8 N4 W5 S12 W17 N30 E4 N11\$ PTR=E30											
FOP=[YR=2018] E4 BAS=[YR=2018] E26 S35 FOP=[YR=2018] S7 W2											
STP=[YR=2018] S2 W4 N2 E4\$ W6 STR=[YR=2018] W8 N8 E8 S8\$ N7											
E8\$ W8 N1 W8 S8 W14 N31 E4 N11 \$ S11 W4 N11\$ W30\$ PTR=E30 S50											
FUS=[YR=2018] E5 BAL=[YR=2018] N4 E7 S4 W7 \$ E12 S35											
FOP=[YR=2018] S7 W8 N7 E8\$ W8 S7 W8 N12 W5 N17 E4 N13\$ W30											
N50\$ PTR=S50 FDG=[YR=2018] E20 S22W20 N22\$ N50\$.											

TOTAL OB/XF											
20,881											
LAND VALUE											
OTHER ADJUSTMENTS AND NOTES											
YEAR											
DENSITY											
DECL											
FRZ											
YR											
CONSRV											