BLOCK 13 LOTS 19 20 21 22
IN OR 1498/423
SEAVIEW SUB PB 1/7

KENDRICK LARRY D & PEGGY H
3630 1ST AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0013-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

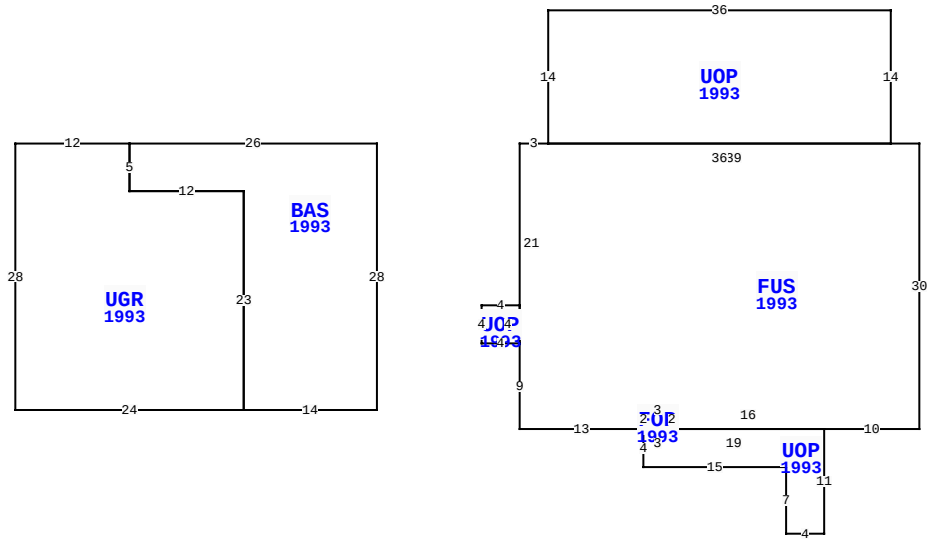
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	452	100	452	56,278
FOP	6	30	2	249
FUS	1,254	100	1,254	156,134
UGR	612	45	275	34,240
UOP	16	20	3	373
UOP	104	20	21	2,615
UOP	504	20	101	12,576
TOTALS	2,948		2,108	262,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,108	107.8000	161.70	340,864	1977	1977	0	0	0	23.00	77.00

1 SFR CUST – 100% - 2011 Heated Area: 1706 HX Base Yr



3630 1ST AVE, FERNANDINA BEACH

BLD DATE	03/27/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		262,465
TOTAL MARKET OB/XF VALUE		7,590
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		720,055
SOH/AGL Deduction		0
ASSESSED VALUE		720,055
TOTAL EXEMPTION VALUE	13	720,055
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		720,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		708,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131103	PARKPAD	0	05/17/2013
20111411	OTHER	250	08/18/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/0423	5/10/2007	WD	U	I	23	360,000
GRANTOR: COCCHI JANET						
GRANTEE: KENDRICK LARRY D &						
0705/0513	5/24/1994	WD	U	I	05	115,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: COCCHI ANTHONY & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UGR=[YR=1993] W12 S28 E24 N23 W12 N5$ S5
E12 S23 E14 N28$ PTR=E15 FUS=[YR=1993] E3 UOP=[YR=1993] N14
E36 S14W36$ E39 S30 W10 UOP=[YR=1993] S11 W4 N7 W15 N4
FOP=[YR=1993] N2 E3 S2 W3$ E19$ W16 N2 W3 S2 W13 N9
UOP=[YR=1993] W4 N4 E4 S4$ N21$ W15$.

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	0811	CONCRETE B	0	100	37	16	592.00	SF	5.20	5.20	100	1977	1977	3	28	862	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	40	1,400	
3	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1977	1977	3	28	218	
4	0820	WOOD WALK	0	100	17	4	68.00	SF	11.75	11.75	100	1985	1985	3	40	320	
5	0810	CONCRETE A	0	100	16	31	496.00	SF	6.50	6.50	100	1985	1985	3	47	1,515	
6	0811	CONCRETE B	0	100	0	0	670.00	SF	5.20	5.20	100	2013	2013	3	94	3,275	

LAND DESCRIPTION

TOTAL OB/XF 7,590

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		R-1	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS