

BLOCK 13 LOTS 26 27 & 28
IN OR 854/1163
SEAVIEW SUB PB 1/7

JOHNSON WILLIAM HOWARD & HELEN
P O BOX 6246
FERNANDINA BEACH, FL 32035-6246

2024

00-00-31-1680-0013-0260



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	135,636
BAS	324	100	324	59,068
FGR	294	55	162	29,534
FUS	472	100	472	86,049
UOP	30	20	6	1,094
UOP	346	20	69	12,579

TOTALS	2,210		1,777	323,958
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	1,236.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	1,339.00	SF	7.00	
4	1134	LANDSCP BL	0 100	0	0	469.00	SF	3.00	
5	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
7	0751	UOP	0 100	12	10	120.00	SF	10.00	
8	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	75.00	100.00	75.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,777	129.9900	194.98	346,479	1985	2010	0	0	0	6.50	93.50
1 SFR CUST - 100% - 0												
Heated Area: 1540												
HX Base Yr												

3600 1ST AVE, FERNANDINA BEACH				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
1,236.00	SF	10.00	10.00	100	2021	2021	3	99	12,236	
1,339.00	SF	7.00	7.00	100	2021	2021	3	99	9,279	
469.00	SF	3.00	3.00	100	2021	2021	3	100	1,407	
3.00	UT	300.00	300.00	100	2022	2022	3	99	891	
1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	
120.00	SF	10.00	10.00	100	2022	2022	3	98	1,176	
1.00	UT	5,000.00	5,000.00	100	2022	2022	3	97	4,850	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
2									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
323,958									
TOTAL MARKET OB/XF VALUE									
35,369									
TOTAL LAND VALUE - MARKET									
337,500									
TOTAL MARKET VALUE									
696,827									
SOH/AGL Deduction									
481,694									
ASSESSED VALUE									
215,133									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
165,133									
TOTAL JUST VALUE									
696,827									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
682,761									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211621	ADDITION	0	10/27/2021
20080784	REPAIR/RRF	6,200	05/09/2008
B020967	REPAIR/RRF	3,000	06/07/2002
B9710569	REPAIR/RRF	1,800	06/25/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0854/1163	11/04/1998	WD	U	I	07	100			
GRANTOR: JOHNSON WILLIAM HOWAR									
GRANTEE: JOHNSON WILLIAM HOW									
0851/0398	10/05/1998	WD	U	I	06	37,900			
GRANTOR: JOHNSON WILLIAM HOWAR									
GRANTEE: JOHNSON WILLIAM HOW									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W20 S8 BAS=[YR=1993] W8S1 W16 S26 E16 S1 E8 N1 E4 FGR=[YR=1993] S4 E14 N21 W14 S17\$ N26 W4 N1\$ S1 E4 S9 E16 N18\$ PTR= E15 FUS=[YR=1993] E2 N15 E4 N1 E8 S1E4 UOP=[YR=1993] N1 E3 S10 UOP=[YR=1993] E12 S22 W19 N4 E4 N18 E3\$ W3 N9 \$ S27 W4 S1 W8 N1 W6 N12 \$ W15 \$.									