

BLOCK 13 LOTS 29 30 31 32
IN OR 2218/324
SEAVIEW SUB PB 1/7

BATES ROGER TODD/BATES JENNIFER WRIGHT
3580 FIRST AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0013-0290



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floor	13	LVT/LAMMT 100
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	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	1,824	100	1,824	276,806
FGR	864	55	475	72,085
FST	540	55	297	45,072
STR	76	10	8	1,214
STR	95	10	10	1,518
UOP	189	20	38	5,767
UOP	200	20	40	6,070

TOTALS	3,788		2,692	408,531
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	31	23	713.00	SF	5.20
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	1272	H-SHUTR MD	0	100	0	0	45.00	UT	133.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,692	123.3792	185.07	498,208	1987	1987	0	0	0	18.00
1 SFR CUST - 100% - 2022											
Heated Area: 1824											
HX Base Yr 2022											
3580 1ST AVE, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		408,531	
TOTAL MARKET OB/XF VALUE		4,365	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		772,896	
SOH/AGL Deduction		44,412	
ASSESSED VALUE		728,484	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		678,484	
TOTAL JUST VALUE		772,896	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		755,036	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071233	REPAIR/RRF	3,000	07/03/2007
BP3964	N/A	114,000	11/03/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2218/0324	6/15/2018	WD	U	I	11
GRANTOR: SHAW HERBERT F					
GRANTEE: BATES ROGER T & JEN					
2073/1574	9/23/2016	QC	U	I	11
GRANTOR: SHAW HERBERT FLETCHER					
GRANTEE: BATES ROGER TODD &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W14 UOP=[YR=1993] N9 W2 STR=[YR=2007] N4 W19 S4 E19\$ W19 S9 E21\$ W34 S38 E14 UOP=[YR=1993] S10 E20 N10 W20\$ E29 STR=[YR=2007] S5 W9 S5 E14 N10 W5\$ E5 N38\$ PTR=N20 FGR=[YR=1993] N24 FST=[YR=1993] N14 E42 S6 W6 S8 W36\$ E36 S24 W36\$ S20\$.					

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	100.00	100.00	100.00