

BLOCK 15 LOTS 17 18 19
IN OR 1160/23
SEAVIEW SUB PB 1/7

IVESTER STANLEY D & SUZANNE E
3820 1ST AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0015-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1044.00

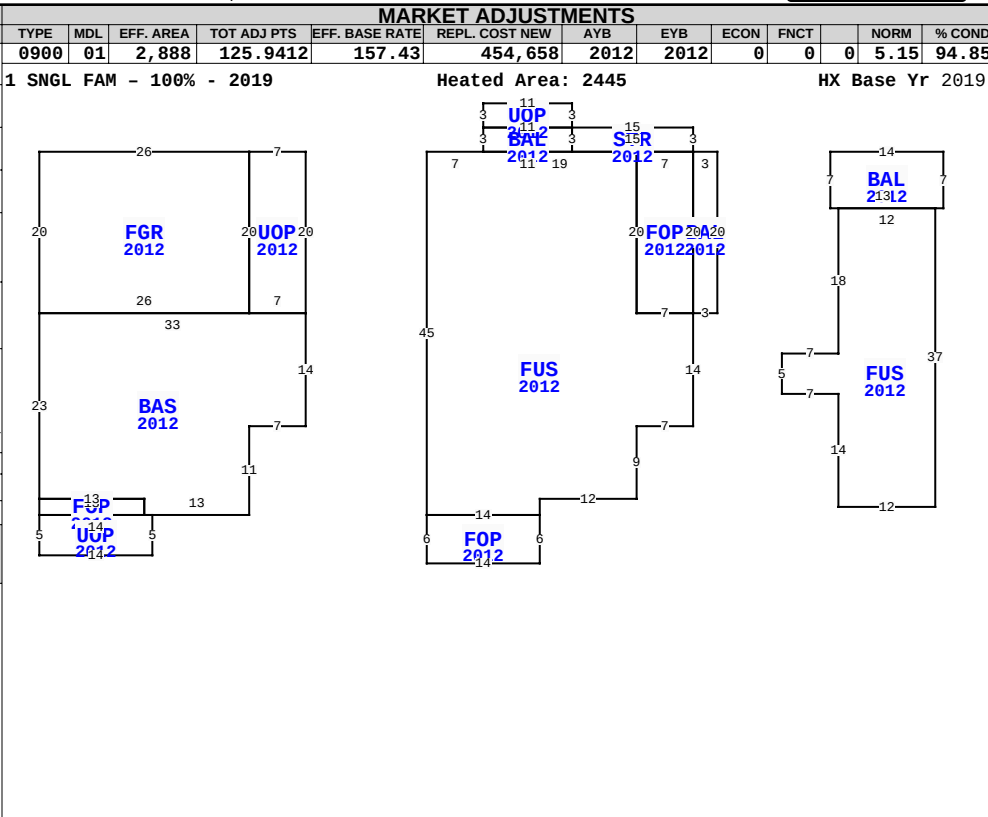
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	33	15	5	746
BAL	60	15	9	1,344
BAL	98	15	15	2,239
BAS	722	100	722	107,810
FGR	520	55	286	42,706
FOP	26	30	8	1,194
FOP	84	30	25	3,733
FOP	140	30	42	6,271
FUS	479	100	479	71,525
FUS	1,244	100	1,244	185,757
TOTALS	3,694		2,888	431,243

EXTRA FEATURES

L N	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	0 100	0	0	312.00	SF	10.00	10.00	100	2012	2012	3	93	2,902	
2	0811	CONCRETE B	0 100	0	0	566.00	SF	5.20	5.20	100	2012	2012	3	93	2,737	
3	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2012	2012	3	100	10,000	
4	0462	ST/AL FNC	0 100	0	0	264.00	SF	10.00	10.00	100	2013	2013	3	71	1,874	

LAND DESCRIPTION			TOTAL OB/XF 17,513													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		R-1	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,500.00	4,500.00

REVIEW DATE 05/12/2019 BY KBA



** This building has 14 Sub-Areas

3820 1ST AVE, FERNANDINA BEACH

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

TOTAL OB/XF 17,513																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		R-1	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,500.00	4,500.00

Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				431,243	
TOTAL MARKET OB/XF VALUE				17,513	
TOTAL LAND VALUE - MARKET				337,500	
TOTAL MARKET VALUE				786,256	
SOH/AGL Deduction				294,710	
ASSESSED VALUE				491,546	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				441,546	
TOTAL JUST VALUE				786,256	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				767,024	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130066	FENCE	3,467	01/11/2013
20121425	SOLAR	14,630	07/18/2012
20120405	HVAC	13,000	03/13/2012
20112225	NEW CONSTR	4,000	12/16/2011
20112210	NEW CONSTR	6,000	12/13/2011
20112009	NEW CONSTR	240,500	11/08/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1160/0023	8/06/2003	WD	Q	V	
GRANTOR: BAIRDAIN WILLIAM T & GRANTEE: IVESTER STANLEY D &					SALE PRICE
0917/1126	2/01/2000	WD	U	V	
GRANTOR: METTS DIANA M & JAMES GRANTEE: BAIRDAIN WILLIAM T					142,500
GRANTOR: METTS DIANA M & JAMES GRANTEE: BAIRDAIN WILLIAM T					85,000

BUILDING NOTES					

BUILDING DIMENSIONS					
UOP=[YR=2012] W7 FGR=[YR=2012] W26 S20 BAS=[YR=2012] S23 FOP=[YR=2012] S2 UOP=[YR=2012] S5 E14 N5 W14\$ E13 N2 W13\$ E13 S2 E13 N11 E7 N14 W33 \$ E26 N20\$ S20 E7 N20\$ PTR=E15 FUS=[YR=2012] E7 BAL=[YR=2012] N3 UOP=[YR=2012] N3 E11 S3 W11\$ E11 STR=[YR=2012] E15 S3 BAL=[YR=2012] E3 S20 W3 FOP=[YR=2012] W7 N20 E7 S20\$ N20\$ W15 N3\$ S3 W11\$ E19 S20 E7 S14 W7 S9 W12 S2 FOP=[YR=2012] S6 W14 N6 E14\$ W14 N45\$ W15\$ PTR=E65 BAL=[YR=2012] E14 S7 W1 FUS=[YR=2012] S37 W12 N14 W7 N5 E7 N18 E12\$ W13 N7\$ W65\$.					