BLOCK 15 LOTS 24 THRU 28
IN OR 1977/566
SEAVIEW SUB PB 1/7

LOHMAN FAMILY TRUST/LOHMAN THOMAS F TRUSTEE
4921 SUAREZ BLUFF RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0015-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
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

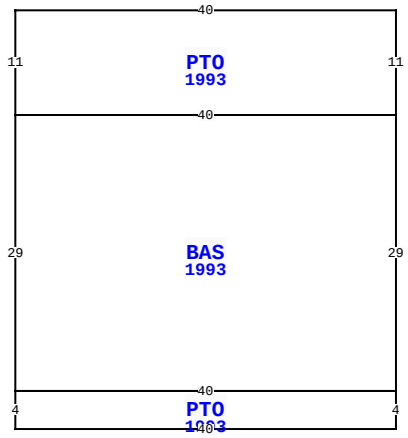
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1044.00

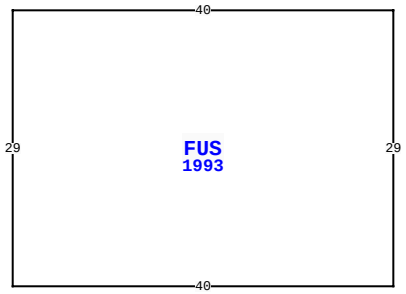
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1,160	123,243
FUS	1,160	100	1,160	123,243
PTO	160	5	8	850
PTO	440	5	22	2,337
TOTALS	2,920		2,350	249,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,350	115.6400	144.55	339,692	1970	1970	0	0	0	26.50	73.50

1 SNGL FAM – 0% - 0 Heated Area: 2320 HX Base Yr





3779 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	249,674
TOTAL MARKET OB/XF VALUE	2,676
TOTAL LAND VALUE - MARKET	562,500
TOTAL MARKET VALUE	814,850
SOH/AGL Deduction	150,898
ASSESSED VALUE	663,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	663,952
TOTAL JUST VALUE	814,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	804,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122552	H/AC	7,000	12/20/2012
20122419	WINDOWS	14,887	12/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/752	4/16/2024	WD	U	I	11	100
GRANTOR: LOHMAN THOMAS F						
GRANTEE: LOHMAN FAMILY TRUST						
2716/749	4/16/2024	TD	U	I	11	100
GRANTOR: LOHMAN THOMAS F REV T						
GRANTEE: LOHMAN THOMAS F						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W40 S11 BAS=[YR=1993] S29 PTO=[YR=1993] S4 E40 N4 W40$ E40 N29 W40$ E40 N11$ PTR=E15 FUS=[YR=1993] E40 S29 W40 N29$ 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	0	0	0	865.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,676	

LAND DESCRIPTION

TOTAL OB/XF 2,676

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	0		R-1	125.00	100.00	125.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	562,500							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 08/06/2024 BY SYS