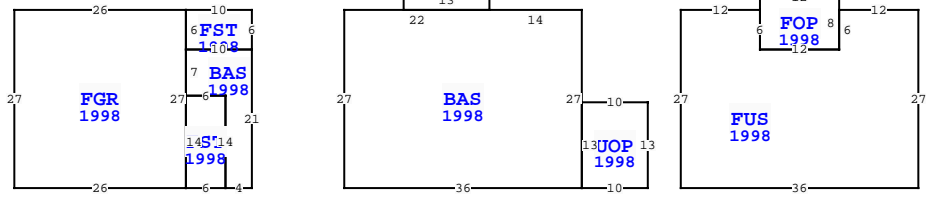




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	08	DECORATIVE	10
Interior Floor	14	CARPET	60
Interior Floor	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	3.	3. 100	
Units		0	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0320	11	2,525	143.8272	136.64	345,016	1998	1998		0	0	12.50	87.50		
1 TOWNHOUSE - 0% - 0														
Heated Area: 1998														
HX Base Yr														



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
BAS	126	100	126	15,065
BAS	972	100	972	116,212
FGR	702	55	386	46,150
FOP	96	30	29	3,468
FST	60	55	33	3,945
FST	84	55	46	5,499
FUS	900	100	900	107,604
PTO	143	5	7	837
UOP	130	20	26	3,109
TOTALS	3,213		2,525	301,889

3341 1ST AVE B, FERNANDINA BEACH

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	0810	CONCRETE A	0	0	0	783.00	SF	6.50	6.50	100	1998	1998	3	75	3,817	
2	0810	CONCRETE A	0	0	0	67.00	SF	6.50	6.50	100	1998	1998	3	75	327	

LAND DESCRIPTION																	TOTAL OB/XF							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-2	90.00	48.00	90.00	FF		1.00	1.00	0.43	4,500.00	1,935.00	174,150							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				301,889	
TOTAL MARKET OB/XF VALUE				4,144	
TOTAL LAND VALUE - MARKET				174,150	
TOTAL MARKET VALUE				480,183	
SOH/AGL Deduction				18,620	
ASSESSED VALUE				461,563	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				461,563	
TOTAL JUST VALUE				480,183	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				482,018	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121657	ROOF	4,378	08/14/2012
B984192	ADDITION	5,000	08/21/1998
B969935	NEW CONSTR	217,284	07/22/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/1652	6/27/2019	WD Q	Q	I	01	424,000
GRANTOR: PRINCE TERESA L						
GRANTEE: COLEY HENRY & PAM (
1822/0610	10/30/2012	WD Q	Q	I	02	242,500
GRANTOR: CONRAD WILKINSON & KA						
GRANTEE: PRINCE TERESA L						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=1998] W14 PTO=[YR=1998] N11 W13 S11 E13 \$ W22 S27 E36
 UOP=[YR=1998] E10 N13 W10 S13 \$ N27 \$ PTR= E15 FUS=[YR=1998]
 E12 FOP=[YR=1998] N2 E12 S8 W12 N6\$ S6 E12 N6 E12 S27 W36 N27
 \$ W15 \$ PTR= W50 FST=[YR=1998] W10 FGR=[YR=1998] W26 S27 E26
 FST=[YR=1998] E6 BAS=[YR=1998] E4 N21 W10 S7 E6 S14 \$ N14 W6
 S14 \$ N27 \$ S6 E10 N6 \$ E50 \$.