

BLOCK 19 E52.5' OF LOTS 1-3 &  
E52.5' OF N23' OF LOT 4  
IN OR 2479/1605

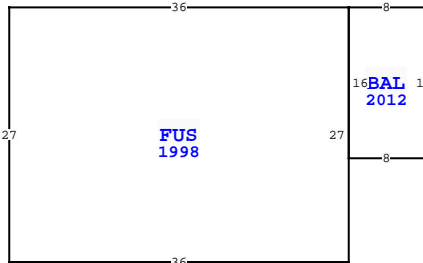
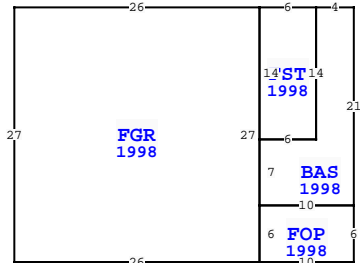
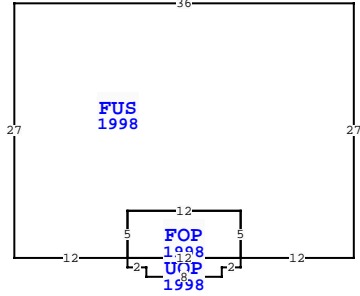
WRIGHT JAMES G III & MARTHA M  
3341 A 1ST AVE  
FERNANDINA BEACH, FL 32034

**2024**

00-00-31-1680-0019-0011

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	12 HARDWOOD 30
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
1	TOWNHOUSE	- 100%	- 2023								
Heated Area: 2010						HX Base Yr 2023					



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	128	15	19	2,251
BAS	126	100	126	14,931
FGR	702	55	386	45,742
FOP	60	30	18	2,133
FOP	60	30	18	2,133
FST	84	55	46	5,451
FUS	912	100	912	108,073
FUS	972	100	972	115,183
UOP	20	20	4	474
TOTALS	3,064		2,501	296,371

3341 1ST AV A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			296,371
TOTAL MARKET OB/XF VALUE			4,841
TOTAL LAND VALUE - MARKET			218,250
TOTAL MARKET VALUE			519,462
SOH/AGL Deduction			0
ASSESSED VALUE			519,462
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			469,462
TOTAL JUST VALUE			519,462
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			521,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121658	ROOF	4,378	08/14/2012
B972035	NEW CONSTR	220,000	09/15/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2479/1605	7/12/2021	WD Q	Q	I	01	525,000
GRANTOR: CARDEN ESTHER R DANIE						
GRANTEE: WRIGHT JAMES G III						
1116/0799	2/26/2003	WD U	I	07		100
GRANTOR: HARRIS ROBERT						
GRANTEE: DANIEL ESTHER & RAC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W4 FST=[YR=1998] W6 FGR=[YR=1998] W26 S27 E26 FOP=[YR=1998] E10 N6 W10 S6 \$ N27 \$ S14 E6 N14 \$ S14 W6 S7 E10 N21 \$ PTR= E15 FUS=[YR=1998] E36 BAL=[YR=2012] E8 S16 W8 N16\$ S27 W36 N27 \$ W15 \$ PTR= N15 FUS=[YR=1998] N27 W36 S27 E12 UOP=[YR=1998] S1 E2 S1 E8 N1 E2 N1 FOP=[YR=1998] N5 W12 S5 E12 \$ W12 \$ N5 E12 S5 E12 \$ S15 \$ .	

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	0 100	0	0	579.00	SF	6.50	6.50	100	1998	1998	3	75	2,823	
2	0810	CONCRETE A	0 100	0	0	208.00	SF	6.50	6.50	100	1998	1998	3	75	1,014	
3	0810	CONCRETE A	0 100	0	0	169.00	SF	6.50	6.50	100	1998	1998	3	75	824	
4	0855	CONC PAVER	0 100	6	4	24.00	SF	10.00	10.00	100	1998	1998	3	75	180	

LAND DESCRIPTION		TOTAL OB/XF														4,841								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-2	97.00	53.00	97.00	FF		1.00	1.00	0.50	4,500.00	2,250.00	218,250							