BLOCK 21 LOTS 11 THRU 22
SEAVIEW SUB PB 1/7

HATTON RANDY C & CYNTHIA C
3535 1ST AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0021-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3535 1ST AVE, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	540,000
TOTAL MARKET VALUE	540,000
SOH/AGL Deduction	0
ASSESSED VALUE	540,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	540,000
TOTAL JUST VALUE	540,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0138			04/18/2023
20222382	NEW CONSTR	576,411	12/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/0723	12/20/2022	WD	Q	V	01	260,000
GRANTOR: SOLIS DEBORAH A						
GRANTEE: HATTON RANDY C & CY						
1924/1496	6/23/2014	WD	Q	V	01	120,000
GRANTOR: CONRAD JOANNE L						
GRANTEE: HATTON RANDY C & CY						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		R-1	150.00	100.00	150.00	FF		1.00	1.00	0.40	4,500.00	1,800.00	270,000							
2	000000	C	VAC RES	0		R-1	150.00	100.00	150.00	FF		1.00	1.00	0.40	4,500.00	1,800.00	270,000							

REVIEW DATE 02/12/2024 BY DJ Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 08/06/2024 BY SYS