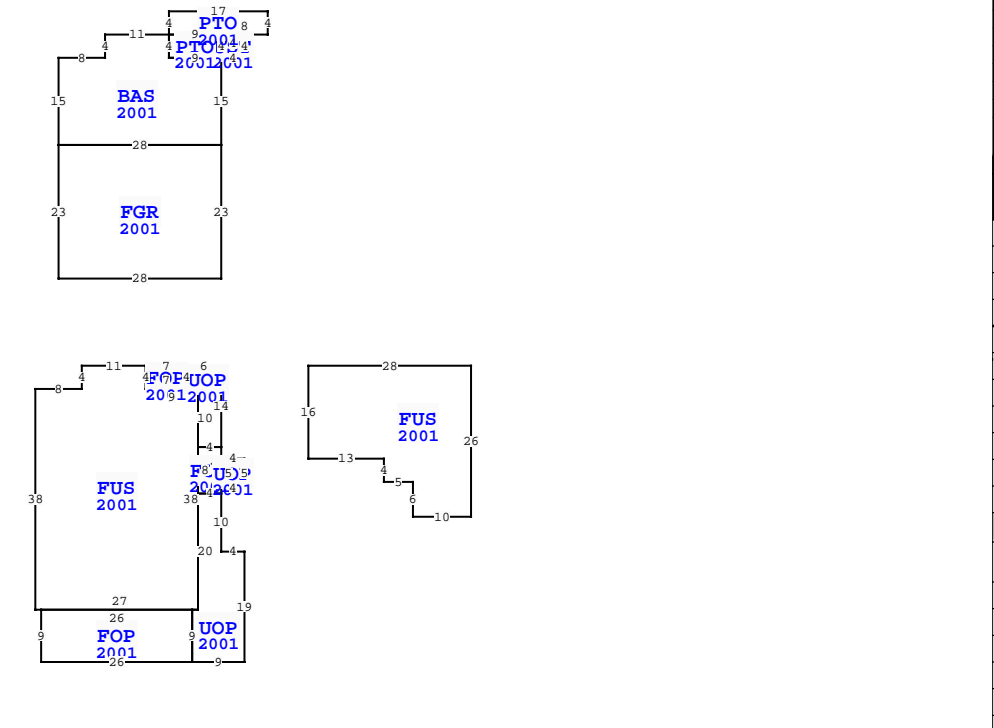


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,651	107.1360	133.92	355,022	2001	2001	0	0	10.50	89.50



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	464	100	464	55,614
FGR	644	55	354	42,430
FOP	28	30	8	959
FOP	32	30	10	1,198
FOP	234	30	70	8,390
FUS	568	100	568	68,080
FUS	1,108	100	1,108	132,803
PTO	36	5	2	240
PTO	68	5	3	360
UOP	20	20	4	480
TOTALS	3,483		2,651	317,745

** This building has 13 Sub-Areas
3611 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			317,745
TOTAL MARKET OB/XF VALUE			8,059
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			685,804
SOH/AGL Deduction			0
ASSESSED VALUE			685,804
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			635,804
TOTAL JUST VALUE			685,804
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			671,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0003661	NEW CONSTR	195,000	08/09/2000
B0003401	FOUNDATION	2,500	07/03/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/1065	5/03/2019	WD U		I	30	450,000
GRANTOR: HALLETT HOWARD D L/E						
GRANTEE: HALLET STEPHEN & LA						
2025/0233	1/21/2016	LE U		I	11	100
GRANTOR: HALLETT HOWARD D						
GRANTEE: HALLETT HOWARD D L/						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0811	CONCRETE B	0	100	0	890.00	SF	5.20	5.20	100	2001	2001	3	80	3,702	
3	0810	CONCRETE A	0	100	58	232.00	SF	6.50	6.50	100	2001	2001	3	80	1,206	
4	1242	WD DECK A	0	100	0	88.00	SF	10.00	10.00	100	2001	2001	3	20	176	

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2001] W6 FOP=[YR=2001] W7 FUS=[YR=2001] W11 S4 W8 S38 E1 FOP=[YR=2001] S9 E26 UOP=[YR=2001] E9 N19 W4 N10 FOP=[YR=2001] N1 UOP=[YR=2001] E4 N5 W4 S5 \$ N7 W4 S8 E4 \$ W4 S20 W1 S9 \$ N9 W26 \$ E27 N38 W9 N4 \$ S4 E7 N4 \$ S4 E2 S10 E4 N14 \$ PTR= E15 FUS=[YR=2001] E28 S26 W10 N6 W5 N4 W13 N16 \$ W15 \$ PTR= N15 FGR=[YR=2001] N23 BAS=[YR=2001] N15 UST=[YR=2001] E4 N4 W4 S4 \$ PTO=[YR=2001] N4 PTO=[YR=2001] E8 N4 W17 S4 E9 \$ W9 S4 E9 \$ W9 N4 W11 S4 W8 S15 E28 \$ W28 S23 E28 \$ S15 \$.	

LAND DESCRIPTION																								
TOTAL OB/XF 8,059																								
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-1	50.00	100.00	100.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	360,000							