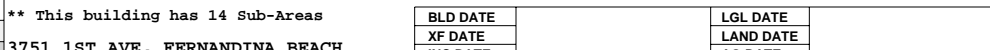


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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		
0100	01	2,973	114.3604	108.64	322,987	1994	1994	0	0	14.50	85.50		
1 SINGLE FAM - 100% - 0 Heated Area: 1830 HX Base Yr													



Quality	05	Quality Level 05		
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	164	100	164	15,234
BAS	1,365	100	1,365	126,791
FGR	1,049	55	577	53,596
FOP	126	30	38	3,529
FOP	168	30	50	4,644
FOP	210	30	63	5,852
FSP	154	40	62	5,759
FUS	301	100	301	27,959
PTO	48	5	2	186
PTO	318	5	16	1,486
TOTALS	4,908		2,973	276,154

\*\* This building has 14 Sub-Areas  
3751 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		276,154			
TOTAL MARKET OB/XF VALUE		4,573			
TOTAL LAND VALUE - MARKET		450,000			
TOTAL MARKET VALUE		730,727			
SOH/AGL Deduction		505,436			
ASSESSED VALUE		225,291			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		175,291			
TOTAL JUST VALUE		730,727			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		718,566			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130830	ROOF	4,000	04/17/2013
20101710	H/AC	8,500	09/30/2010
B948371	NEW CONSTR	80,000	06/07/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0705/0454	5/03/1994	QC	U	V	02	100

GRANTOR: CITY OF FERNANDINA BE  
GRANTEE: OWENS ROBERT R  
0649/0108 2/13/1992 WD Q V 23,000  
GRANTOR: CASEY ANN J  
GRANTEE: OWENS ROBERT R

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=1994] W33 FGR=[YR=1994] W14 S33 E11 S14 E24 N6 E2 N8 W2 N13 PTO=[YR=1994] E12 N4 W12 S4 \$ FOP=[YR=1994] N14 W12 BAS=[YR=1994] W9 S20 E5 N4 E4 N16 \$ PTR= E15 BAS=[YR=1994] E14 FOP=[YR=1994] E21 UOP=[YR=1994] E12 S16 W12 N16 \$ S6 W21 N6 \$ S6 E21 S41 FOP=[YR=1994] S6 UOP=[YR=1994] S4 W15 S1E7S4W19N4E7N1 W15 N4 E35 \$ W35 N6 FSP=[YR=1994] N14E11S14W11\$ E35 \$ W24 N14 W11 N33 \$ W15 \$ PTR= N 20 UUS=[YR=1994] N13 FUS=[YR=1994] E12 N18 W12 S1 W5 S17 E5 \$ W5 N18 W17 S18 UOP=[YR=1994] S13 E11 N13 W11 \$ E11 S13 E11 \$ S20 \$ .	

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1994	1994	3	76	1,520
2	0812	CONCRETE C	0	100	0	0		1,099.00	SF 4.00	4.00	100	1994	1994	3	68	2,989
3	1242	WD DECK A	0	100	8	4		32.00	SF 10.00	10.00	100	1994	1994	3	20	64

LAND DESCRIPTION		TOTAL OB/XF														4,573								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		R-1	100.00	170.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							