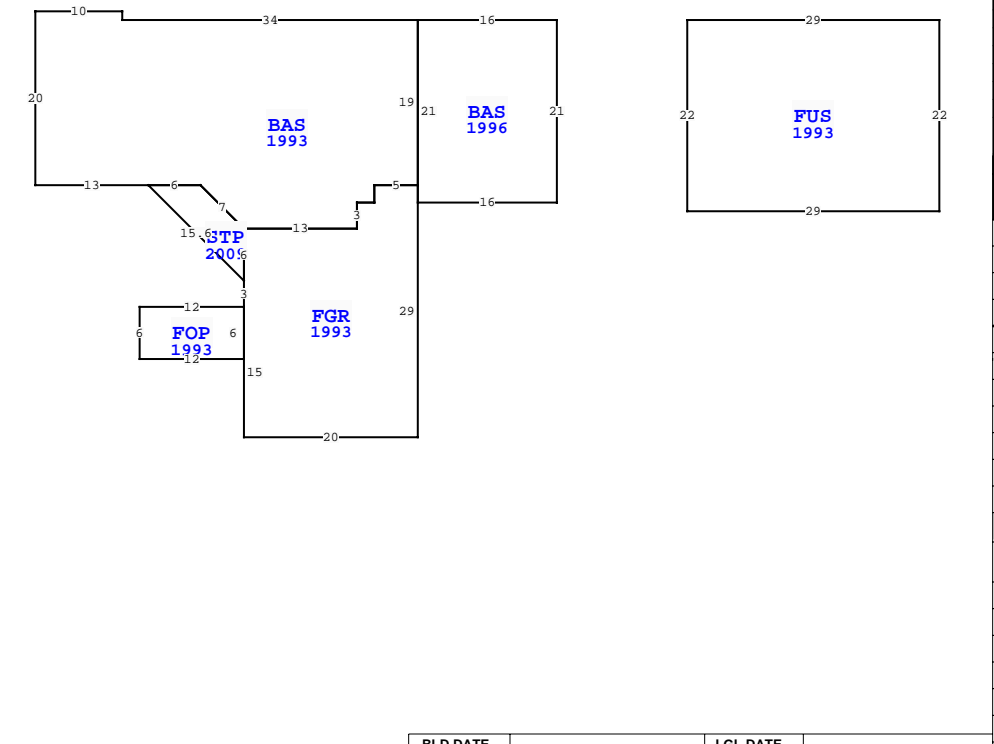


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 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	2,210	125.0480	156.31	345,445	1986	1992	0	0	15.50	84.50



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	928	100	928	122,572
BAS	336	100	336	44,379
FGR	511	55	281	37,115
FOP	72	30	22	2,906
FUS	638	100	638	84,268
STP	48	10	5	661
TOTALS	2,533		2,210	291,901

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200	
2	0811	CONCRETE B	0	100	0	551.00	SF	5.20	5.20	100	1986	1986	3	49.5	1,418	
3	0810	CONCRETE A	0	100	21	63.00	SF	6.50	6.50	100	1986	1986	3	49.5	203	
4	0810	CONCRETE A	0	100	0	238.00	SF	6.50	6.50	100	1986	1986	3	49.5	766	
5	1242	WD DECK A	0	100	0	729.00	SF	10.00	10.00	100	1986	1986	3	20	1,458	
6	0820	WOOD WALK	0	100	0	248.00	SF	11.75	11.75	100	1996	1996	3	40	1,166	
7	0910	SCRN RM L	0	100	20	320.00	SF	15.00	15.00	100	2004	2004	3	22	1,056	

3958 1ST AVE, FERNANDINA BEACH												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	03/13/2024	MLU
												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	291,901			
TOTAL MARKET OB/XF VALUE	7,267			
TOTAL LAND VALUE - MARKET	382,500			
TOTAL MARKET VALUE	681,668			
SOH/AGL Deduction	422,718			
ASSESSED VALUE	258,950			
TOTAL EXEMPTION VALUE	VP HX HB 133,580			
BASE TAXABLE VALUE	125,370			
TOTAL JUST VALUE	681,668			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	626,462			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091243	H/AC	1,000	09/16/2009
20091249	H/AC	250	09/16/2009
B969839	ADDITION	19,700	05/31/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1978/1801	5/08/2015	WD	U	I	11	100
GRANTOR: CRAWFORD ANTHONY W &						
GRANTEE: CRAWFORD ANTHONY W						
0870/0627	3/03/1999	WD	Q	I		215,000
GRANTOR: BUCHANAN ROBERT B & C						
GRANTEE: CRAWFORD ANTHONY W						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1996] W16 BAS=[YR=1993] W34 N1 W10 S20 E13	
STP=[YR=2009] D11 R11 FGR=[YR=1993] S3 FOP=[YR=1993] W12 S6	
E12 N6\$ S15 E20 N29W5 S2 W2 S3 W13 S6\$ N6 U5 L5 W6\$ E6 R5	
D5 E13 N3 E2 N2 E5 N19\$ S21 E16 N21\$ PTR= E15 FUS=[YR=1993]	
E29 S22 W29N22 \$ W15 \$.	

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	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	85.00	100.00	85.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	382,500							