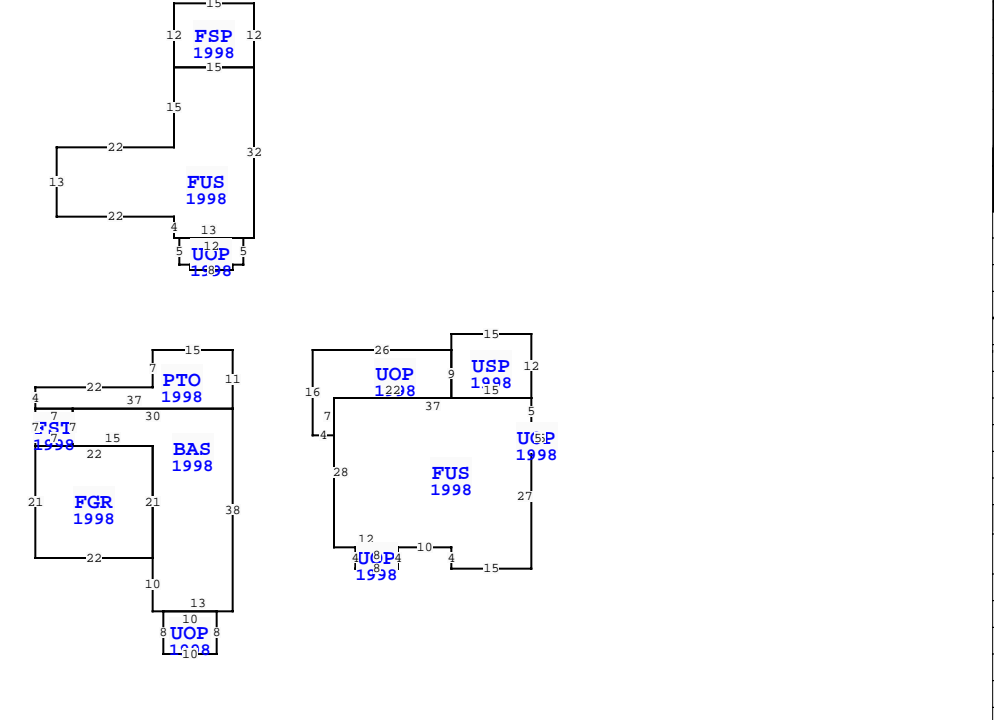


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	14	WD SHINGLE	70
Exterior Wall	12	CEDAR	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	3.	3.	100
Units		0	100
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	3,047	112.9392	107.29	326,913	1998	1998		0	0	12.50	87.50

1 SINGLE FAM - 100% - 2002 Heated Area: 2537 HX Base Yr 2002



** This building has 13 Sub-Areas
3968 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

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	675	100	675	63,368
FGR	462	55	254	23,846
FSP	180	40	72	6,759
FST	49	55	27	2,535
FUS	766	100	766	71,911
FUS	1,096	100	1,096	102,891
PTO	253	5	13	1,221
UOP	10	20	2	188
UOP	32	20	6	564
UOP	68	20	14	1,314
TOTALS	4,113		3,047	286,049

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	0810	CONCRETE A	0	100	0	1,091.00	SF	6.50	6.50	100	1998	1998	3	75	5,319	
2	1242	WD DECK A	0	100	16	64.00	SF	10.00	10.00	100	1998	1998	3	20	128	
3	0810	CONCRETE A	0	100	11	44.00	SF	6.50	6.50	100	1998	1998	3	75	215	
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
5	1075	TRELLIS G	0	100	24	216.00	SF	35.00	35.00	100	1998	1998	3	26	1,966	

TOTAL OB/XF 10,463

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	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									

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				286,049	
TOTAL MARKET OB/XF VALUE				10,463	
TOTAL LAND VALUE - MARKET				382,500	
TOTAL MARKET VALUE				679,012	
SOH/AGL Deduction				337,390	
ASSESSED VALUE				341,622	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				291,622	
TOTAL JUST VALUE				679,012	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				624,065	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121141	ROOF	40,000	06/15/2012
B972341	NEW CONSTR	225,000	12/04/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1001/0401	8/03/2001	WD	Q	I		398,000
GRANTOR: CHERRY CAROLYN A						
GRANTEE: STABLER JERRY L & P						
0729/0887	5/12/1995	WD	Q	V		36,000
GRANTOR: MCKENDREE KIM W & KIM						
GRANTEE: CHERRY CAROLYN A						

BUILDING NOTES												
PTO=[YR=1998] W15 S7 W22 S4 FST=[YR=1998] S7 FGR=[YR=1998] S21 E22 BAS=[YR=1998] S10 E2 UOP=[YR=1998] S8 E10 N8 W10 \$ E13 N38 W30 S7 E15 S21 \$ N21 W22 \$ E7 N7 W7 \$ E37 N11 \$ PTR= E15 UOP=[YR=1998] E26 USP=[YR=1998] N3 E15 S12 FUS=[YR=1998] S5 UOP=[YR=1998] E2 S5 W2 N5 \$ S27 W15 N4 W10 UOP=[YR=1998] W8 S4 E8 N4 \$ W12 N28 E37 \$ W15 N9 \$ S9 W22 S7 W4 N16 \$ W15 \$ PTR= N15 UOP=[YR=1998] N1 E2 N5 FUS=[YR=1998] E2 N32 FSP=[YR=1998] N12 W15 S12 E15 \$ W15 S15 W22 S13 E22 S4 E13 \$ W12 S5 E2 S1 E8 \$ S15 \$.												

BUILDING DIMENSIONS												
PTO=[YR=1998] W15 S7 W22 S4 FST=[YR=1998] S7 FGR=[YR=1998] S21 E22 BAS=[YR=1998] S10 E2 UOP=[YR=1998] S8 E10 N8 W10 \$ E13 N38 W30 S7 E15 S21 \$ N21 W22 \$ E7 N7 W7 \$ E37 N11 \$ PTR= E15 UOP=[YR=1998] E26 USP=[YR=1998] N3 E15 S12 FUS=[YR=1998] S5 UOP=[YR=1998] E2 S5 W2 N5 \$ S27 W15 N4 W10 UOP=[YR=1998] W8 S4 E8 N4 \$ W12 N28 E37 \$ W15 N9 \$ S9 W22 S7 W4 N16 \$ W15 \$ PTR= N15 UOP=[YR=1998] N1 E2 N5 FUS=[YR=1998] E2 N32 FSP=[YR=1998] N12 W15 S12 E15 \$ W15 S15 W22 S13 E22 S4 E13 \$ W12 S5 E2 S1 E8 \$ S15 \$.												