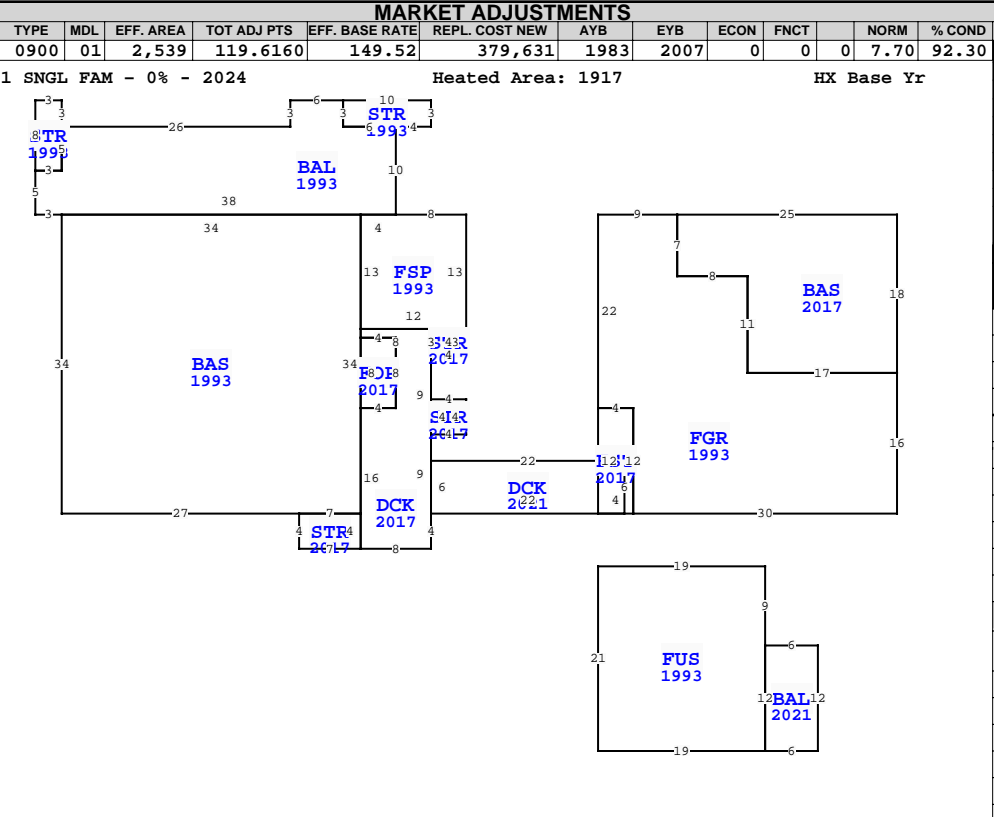


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			350,399
TOTAL MARKET OB/XF VALUE			23,912
TOTAL LAND VALUE - MARKET			382,500
TOTAL MARKET VALUE			756,811
SOH/AGL Deduction			0
ASSESSED VALUE			756,811
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			756,811
TOTAL JUST VALUE			756,811
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			698,656

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	413	15	62	8,556
BAL	72	15	11	1,518
BAS	1,156	100	1,156	159,536
BAS	362	100	362	49,958
DCK	168	10	17	2,346
DCK	132	10	13	1,794
FGR	746	55	410	56,583
FOP	32	30	10	1,380
FSP	156	40	62	8,556
FST	48	55	26	3,589
TOTALS	3,794		2,539	350,399

** This building has 16 Sub-Areas
3978 1ST AV, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210966	ADDITION	0	06/22/2021
20170099	REMODEL	80,000	01/11/2017
20061739	REPAIR/RRF	200	07/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/1396	6/20/2023	WD	Q	I	01	975,000
GRANTOR: RIGGAN WILLIAM K JR						
GRANTEE: DAVID MATTHEW E & K						
2272/1044	4/30/2019	WD	U	I	12	498,500
GRANTOR: ALPHA INVESTMENTS OF						
GRANTEE: RIGGAN WILLIAM K JR						

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	0855	CONC PAVER	0	0	0	0	1,386.00	SF	10.00	10.00	100	2017	2017	3	97	13,444	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
3	0861	POOL GUNIT	0	0	22	15	330.00	SF	85.00	85.00	100	1993	1993	3	20	5,610	
4	0845	KOOL DECK	0	0	0	0	422.00	SF	7.25	7.25	100	2017	2017	3	97	2,968	

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS

FSP=[YR=1993] W8 BAL=[YR=1993] N10 STR=[YR=1993] E4 N3 W10 S3 E6\$ W6 N3 W6 S3 W26 STR=[YR=1993] N3 W3 S8 E3 N5\$ S5 W3 S5 E3 BAS=[YR=1993] S34 E27 STR=[YR=2017] S4 E7 DCK=[YR=2017] E8 N4 DCK=[YR=2021] E22 N6 W22 S6\$ N9 STR=[YR=2017] E4 N4 W4 S4\$ N9 STR=[YR=2017] E4 N3 W4 S3\$ N3 W8 S1 FOP=[YR=2017] S8 E4 N8 W4\$ E4 S8 W4 S16\$ N4 W7\$ E7 N34 W34\$ E38\$ W4 S13 E12 N13\$ PTR=E15 FGR=[YR=1993] E9 BAS=[YR=2017] E25 S18 W17 N11 W8 N7\$ S7 E8 S11 E17 S16 W30 FST=[YR=2017] W4 N12 E4 S12\$ N12 W4 N22\$ W15\$ PTR=E15 S40 FUS=[YR=1993] E19 S9 BAL=[YR=2021] E6 S12 W6 N12\$ S12 W19 N21\$ W15 N40\$.

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	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	0		R-1	85.00	100.00	85.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	382,500							