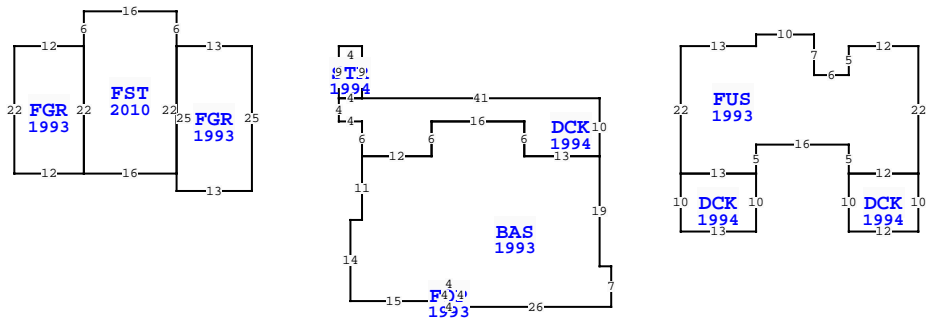


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,624	129.0576	122.60	321,702	1983	1995		0	0	13.75	86.25		
1 SINGLE FAM - 100% - 2024 Heated Area: 1987 HX Base Yr 2024														



Quality	06	Quality Level 06		
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	1,175	100	1,175	124,247
DCK	120	10	12	1,269
DCK	130	10	13	1,375
DCK	330	10	33	3,490
FGR	264	55	145	15,333
FGR	325	55	179	18,928
FOP	16	30	5	529
FST	448	55	246	26,013
FUS	812	100	812	85,863
STR	36	10	4	423
TOTALS	3,656		2,624	277,468

3988 1ST AVE, FERNANDINA BEACH

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

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	0811	CONCRETE B	0	100	0	0			672.00	SF	5.20	1983	1983	3	41	1,433
2	0810	CONCRETE A	0	100	0	0			174.00	SF	6.50	1990	1990	3	59.5	673
3	0811	CONCRETE B	0	100	0	0			437.00	SF	5.20	1990	1990	3	59.5	1,352

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	277,468			
TOTAL MARKET OB/XF VALUE	3,458			
TOTAL LAND VALUE - MARKET	382,500			
TOTAL MARKET VALUE	663,426			
SOH/AGL Deduction	203,473			
ASSESSED VALUE	459,953			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	409,953			
TOTAL JUST VALUE	663,426			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	608,771			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1000	12/14/2022	WD Q	Q	I	01	825,000
GRANTOR: FOGARTY HANNELORE R &						
GRANTEE: GREGG KEVIN & LYNDA						
2147/1867	9/22/2017	WD Q	Q	I	01	375,000
GRANTOR: WELKER SUZANNE						
GRANTEE: FOGARTY HANNELORE R						

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1993] W13 FST=[YR=2010] N6 W16 S6 FGR=[YR=1993] W12 S22 E12 N22\$ S22 E16 N22\$ S25 E13 N25\$ PTR=E15 STR=[YR=1994] E4 S9 DCK=[YR=1994] E41 S10 BAS=[YR=1993] S19 E2S7 W26 POP=[YR=1993] W4 N4 E4 S4\$ N4W4 S3 W15 N14 E2 N11 E12 N6 E16 S6 E13\$ W13 N6 W16 S6 W12 N6 W4 N4 E4\$ W4 N9\$ W15\$ PTR=E74 FUS=[YR=1993] E13 N2 E10 S7 E6 N5 E12 S22 DCK=[YR=1994] S10 W12N10 E12\$ W12 N5 W16 S5 DCK=[YR=1994] S10 W13 N10 E13 \$ W13 N22\$ W74\$.

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