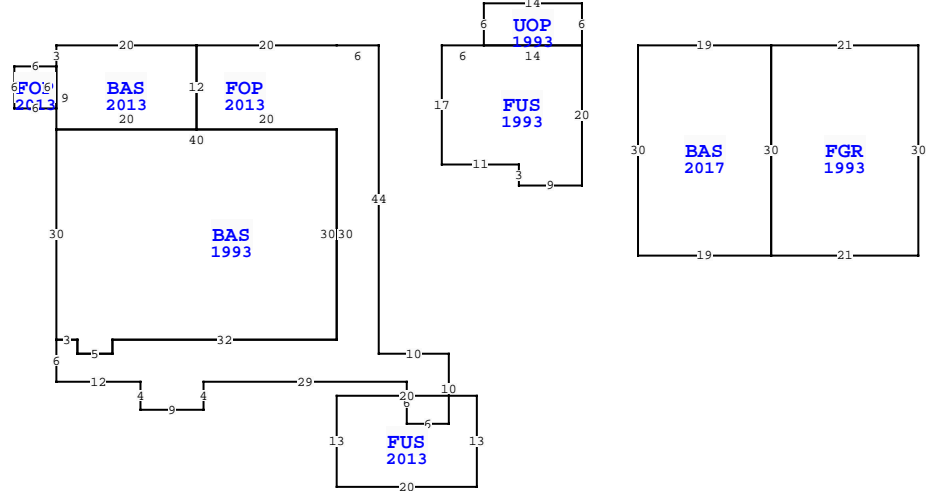


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 70
Exterior Wall	10 ABOVE AVG 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
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
0500	01	3,282	129.1818	193.77	635,953	1984	2007	0	0	0	7.85 92.15
1 SFR CUST - 100% - 2017 Heated Area: 2647 HX Base Yr 2017											



Quality				
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	1,210	100	1,210	216,057
BAS	240	100	240	42,854
BAS	570	100	570	101,779
FGR	630	55	346	61,781
FOP	36	30	11	1,964
FOP	870	30	261	46,604
FUS	367	100	367	65,532
FUS	260	100	260	46,425
UOP	84	20	17	3,035
TOTALS	4,267		3,282	586,031

NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		2
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	586,031	
TOTAL MARKET OB/XF VALUE	22,607	
TOTAL LAND VALUE - MARKET	470,250	
TOTAL MARKET VALUE	1,078,888	
SOH/AGL Deduction	408,832	
ASSESSED VALUE	670,056	
TOTAL EXEMPTION VALUE	50,000	
BASE TAXABLE VALUE	620,056	
TOTAL JUST VALUE	1,078,888	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,000,812	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162565	NEW CONSTR	57,789	09/20/2016
20121599	SNRM, FOP	30,000	08/07/2012
B969540	REPAIR/RRF	4,590	01/16/1996
4689	SWIM POOL	8,000	02/11/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/0584	2/01/2016	WD Q	Q	I	01	630,000
GRANTOR: SPANGLER ROBERT E & J						
GRANTEE: SILVESTRI PAUL & EL						
1151/1901	7/09/2003	QC U	I	I	01	100
GRANTOR: SPANGLER JUDITH A						
GRANTEE: SPANGLER ROBERT E &						

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	0 100	0	0	986.00	SF	7.00	7.00	100	2016	2016	3	96	6,626	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
3	0861	POOL GUNIT	0 100	14	28	392.00	SF	85.00	85.00	100	1988	1988	3	20	6,664	
4	0855	CONC PAVER	0 100	0	0	440.00	SF	10.00	10.00	100	2016	2016	3	96	4,224	
5	0820	WOOD WALK	0 100	0	0	199.00	SF	11.75	11.75	100	2013	2013	3	40	935	
6	1242	WD DECK A	0 100	15	10	150.00	SF	10.00	10.00	100	2016	2016	3	74	1,110	
7	1242	WD DECK A	0 100	0	0	209.00	SF	10.00	10.00	100	1991	1991	3	20	418	
8	1242	WD DECK A	0 100	7	3	21.00	SF	10.00	10.00	100	2013	2013	3	60	126	
9	1242	WD DECK A	0 100	4	7	28.00	SF	10.00	10.00	100	2013	2013	3	60	168	
10	1242	WD DECK A	0 100	4	9	36.00	SF	10.00	10.00	100	2013	2013	3	60	216	

BUILDING NOTES	
3998 1ST AVE, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FOP=[YR=2013] W20 BAS=[YR=2013] W20 S3 FOP=[YR=2013] W6 S6 E6 N6\$ S9 BAS=[YR=1993] S30 E3 S2 E5 N2 E32 N30 W40\$ E20 N12\$ S12 E20 S30 W32 S2 W5 N2 W3 S6 E12 S4 E9 N4 E29 S6 E6 N10 W10 N44 W6\$ PTR= E15 FUS=[YR=1993] E6 UOP=[YR=1993] N6 E14 S6 W14\$ E14 S20 W9 N3 W11 N17\$ W15\$ PTR=E43 BAS=[YR=2017] E19 FGR=[YR=1993] E21 S30 W21 N30\$ S30 W19 N30\$ W43\$ PTR=S50 FUS=[YR=2013] E20 S13 W20 N13\$ N50\$.	

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	95.00	100.00	95.00	FF		1.00	1.00	1.10	4,500.00	4,950.00	470,250							

