



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	12	CEDAR 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
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	1,922	100	1,922	273,652
FOP	277	30	83	11,817
FUS	703	100	703	100,093
TOTALS	2,902		2,708	385,562

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SNGL FAM	- 100%	- 2016									
					Heated Area: 2625			HX Base Yr 2016				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			402,562
TOTAL MARKET OB/XF VALUE			10,452
TOTAL LAND VALUE - MARKET			405,000
TOTAL MARKET VALUE			818,014
SOH/AGL Deduction			448,947
ASSESSED VALUE			369,067
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			319,067
TOTAL JUST VALUE			818,014
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			756,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141778	REMODEL	200,000	08/13/2014
4470B	N/A	130,200	09/10/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1926/0084	7/07/2014	WD	U	I	37	245,000
GRANTOR: SJUGGERUD STEPHEN D						
GRANTEE: BADIALI MATTHEW J &						
1873/1843	8/20/2013	TX	U	I	11	222,000
GRANTOR: TAX COLLECTOR						
GRANTEE: SJUGGERUD STEPHEN D						

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			5.20	100	1988	1988	3	54.5	2,715	
2	1242	WD DECK A	0	100	0	0			10.00	100	2015	2015	3	70	3,416	
3	0820	WOOD WALK	0	100	0	0			11.75	100	1988	1988	3	40	451	
4	0855	CONC PAVER	0	100	0	0			10.00	100	2015	2015	3	95	3,610	
5	0350	CARPORT WD	0	100	0	0			13.00	100	2000	2000	3	20	260	

BUILDING NOTES			
3977 1ST AVE, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1993] 1922\$ FOP=[YR=2015] 277\$ FUS=[YR=2015] 703\$.			

LAND DESCRIPTION																								
TOTAL OB/XF 10,452																								
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	90.00	160.00	90.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	405,000							

