

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	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
0900	01	4,540	89.4615	111.83	507,708	1990	1990	0	0	16.50	83.50

1 SNGL FAM - 100% - 2000
Heated Area: 3295
HX Base Yr 2000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		423,936	
TOTAL MARKET OB/XF VALUE		6,923	
TOTAL LAND VALUE - MARKET		405,000	
TOTAL MARKET VALUE		835,859	
SOH/AGL Deduction		398,741	
ASSESSED VALUE		437,118	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		387,118	
TOTAL JUST VALUE		835,859	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		772,287	

Quality		02 Quality Level 02		
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	2,000	100	2,000	186,756
FGR	839	55	461	43,048
FOP	80	30	24	2,241
FOP	296	30	89	8,311
FST	1,197	55	658	61,443
FUS	1,295	100	1,295	120,925
UOP	64	20	13	1,214
TOTALS	5,771		4,540	423,936

EXTRA FEATURES		3967 1ST AVE, FERNANDINA BEACH														
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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	68	1,360	
2	0812	CONCRETE C	0	100	0	1,666.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,965	
3	0820	WOOD WALK	0	100	0	340.00	SF	11.75	11.75	100	1990	1990	3	40	1,598	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0873/1185	3/09/1999	WD Q	Q	I		370,000
GRANTOR: WALTERS KENNETH R & J						
GRANTEE: POYNTER TIMOTHY M &						
0620/0993	3/06/1991	DG U	I	01		100
GRANTOR: LANE JUDITH R						
GRANTEE: WALTERS KEN & JUDIT						

LAND DESCRIPTION		TOTAL OB/XF 6,923																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

BUILDING NOTES	
BLD DATE 03/03/2023 NW LGL DATE 03/13/2024 MLU	
XF DATE	
INC DATE	

BUILDING DIMENSIONS	
BAS=[YR=1993] W13 FOP=[YR=1993] N8W10N6W16 S14E6N2E4S2E16\$ W16 N2 W4 S2 W6 N8 W7 S11 W5 S13 E5 S11W1 S30 E7 N1 E12 S1 E7 N29 E1 FOP=[YR=1993] E10N8W10S8\$ N8 E20N20 \$ PTR= E15 FUS=[YR=1993] E9 N8 E6 N11 UOP=[YR=1993] N4E16S4W16\$ E16S15 E1S20 W1S5W8S4E4S7W4S14W12N4W4 N7E4 N18W1N4W10N13 \$ W15 \$ PTR= E71 FST=[YR=1993] E5 N12 E10 S7 E6 N2 E3 S2 E26 S7 E1 S7W1 S7 W20 S8 FGR=[YR=1993] S29W7N1 W12 S1 W7 N30 E1 N7 E12S8 E13 \$ W13 N8 W12 N3 W5 N13 \$ W71 \$.	