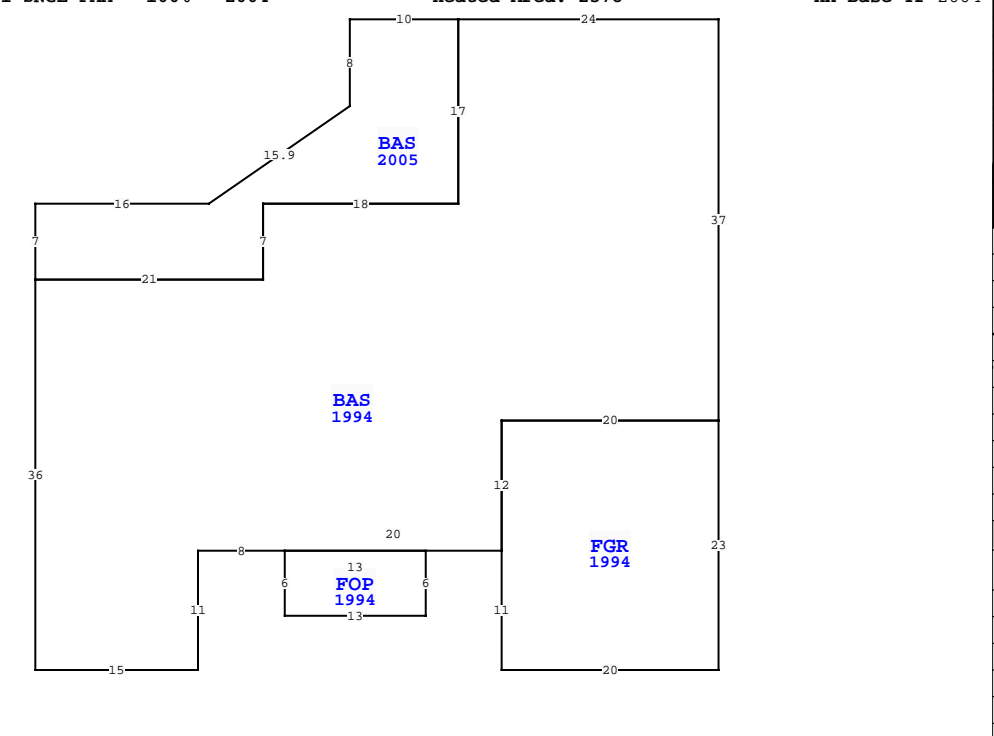


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	2,854	108.1940	135.24	385,975	1994	1994	0	0	14.50	85.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			330,009
TOTAL MARKET OB/XF VALUE			33,123
TOTAL LAND VALUE - MARKET			405,000
TOTAL MARKET VALUE			768,132
SOH/AGL Deduction			402,792
ASSESSED VALUE			365,340
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			315,340
TOTAL JUST VALUE			768,132
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			710,352



Quality		03 Quality Level 03		
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	2,202	100	2,202	254,617
BAS	376	100	376	43,477
FGR	460	55	253	29,255
FOP	78	30	23	2,660
TOTALS	3,116		2,854	330,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101907	H/AC	6,000	11/03/2010
20070243	XFOB	5,610	02/09/2007
20062436	SWIM POOL	64,200	11/01/2006
20051499	REMODEL	1,000	04/01/2005
20051239	REMODEL	15,000	02/14/2005
8178	NEW CONSTR	121,271	03/03/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1079/1505	9/09/2002	WD	Q	I		272,500
GRANTOR: IVEY PAUL A & JUDY						
GRANTEE: DUTTWEILER ROBERT &						
0581/1177	10/17/1989	WD	Q	V		38,000
GRANTOR: NIGRI EDMUND JR						
GRANTEE: IVEY PAUL & JUDY A						

EXTRA FEATURES															3897 1ST AVE, FERNANDINA BEACH		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/13/2024	MLU
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	0812	CONCRETE C	0	100	0	0	2,485.00	SF	4.00	4.00	100	1994	1994	3	68	6,759								
2	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	1994	1994	3	68	495								
3	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	1994	1994	3	68	133								
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660								
5	1126	CB/STC 8"	0	100	0	0	205.00	SF	8.00	8.00	100	1994	1994	3	68	1,115								
6	0462	ST/AL FNC	0	100	32	4	128.00	SF	10.00	10.00	100	2007	2007	3	48	614								
7	0911	SCRN RM A	0	100	39	24	936.00	SF	17.50	17.50	100	2007	2007	3	31	5,078								
8	0855	CONC PAVR	0	100	0	0	736.00	SF	10.00	10.00	100	2007	2007	3	88	6,477								
9	0861	POOL GUNIT	0	100	24	10	240.00	SF	85.00	85.00	100	2007	2007	3	48	9,792								

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1994] W24 BAS=[YR=2005] W10 S8 L13 D9 W16 S7 E21 N7 E18 N17\$ S17 W18 S7 W21 S36 E15 N11 E8 FOP=[YR=1994] S6E13 N6 W13 \$ E20 FGR=[YR=1994] S11 E20 N23 W20 S12 \$ N12 E20 N37 \$.	

LAND DESCRIPTION															TOTAL OB/XF 33,123									
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							