



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	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.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,009	100	2,009	212,925
FEP	220	80	176	18,653
FGR	575	55	316	33,492
PTO	154	5	8	848
UOP	64	20	13	1,377
TOTALS	3,022		2,522	267,295

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,866.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0812	CONCRETE C	0	100	61	3	183.00	SF	4.00	4.00	
4	0812	CONCRETE C	0	100	8	7	56.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000140	C	SFR GOLF A	100		R1-G	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,522	111.7872	139.73	352,399	1985	1990	0	0	24.15	75.85
1 SNGL FAM - 100% - 2007											
Heated Area: 2009											
HX Base Yr 2007											
3610 VIA DEL MAR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/12/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 2
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											267,295
TOTAL MARKET OB/XF VALUE											5,987
TOTAL LAND VALUE - MARKET											300,000
TOTAL MARKET VALUE											573,282
SOH/AGL Deduction											231,711
ASSESSED VALUE											341,571
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											291,571
TOTAL JUST VALUE											573,282
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											512,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111987	WTR HTR	500	11/04/2011
20061924	REPAIR/RRF	8,750	08/16/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2700/35	3/12/2024	WD	Q	I	01	750,000			
GRANTOR: JOWERS CECIL C & MARY									
GRANTEE: ESPINOSA ANNEYRA									
1464/0036	12/07/2006	WD	Q	I		417,000			
GRANTOR: BYRNE THOMAS JR & JEA									
GRANTEE: JOWERS CECIL C & MA									

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2007] W14 FEP=[YR=2007] W20 BAS=[YR=1993] W50 S41 E26 N3 UOP=[YR=1993] E8 N8 W8 S8\$ N8 E13 D2 R2 E5 R2 U2 E13 FGR=[YR=1993] S6 E23 N25 W23 S19\$ N19 W11 N11\$ S11 E20 N11\$ S11 E14 N11\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000140	C	SFR GOLF A	100		R1-G	0.00	0.00	1.00	LT	