PT OF TRACT A
EX S-17 & S-18
IN OR 2135/584

EVERTS JANE L/E/
3046 FIRST AVE UNIT A
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-000A-0020

BUILDING CHARACTERISTICS

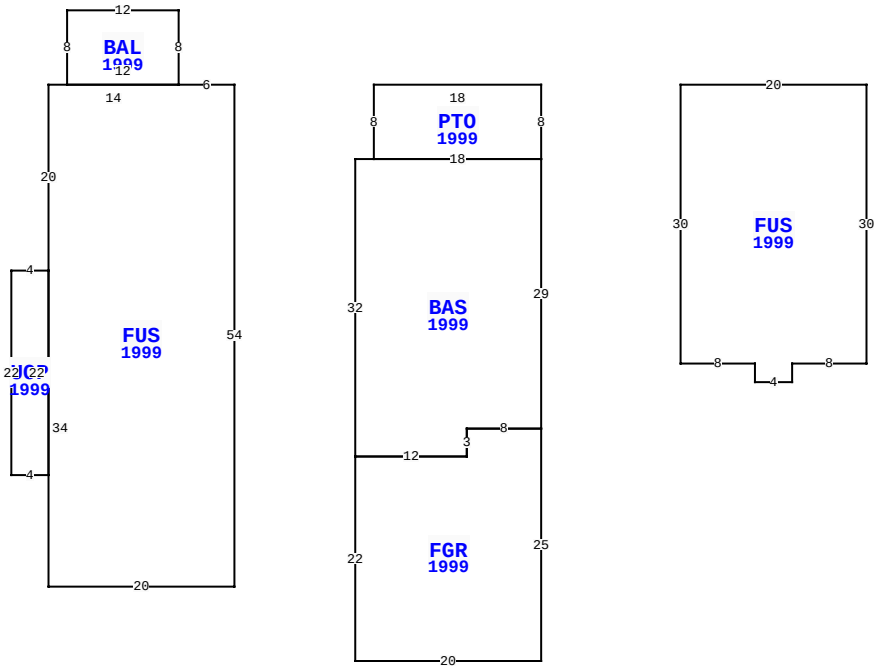
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	96	15	14	1,809
BAS	616	100	616	79,605
FGR	464	55	255	32,953
FUS	608	100	608	78,571
FUS	1,080	100	1,080	139,566
PTO	144	5	7	905
UOP	88	20	18	2,326
TOTALS	3,096		2,598	335,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,598	154.5811	146.85	381,516	1999	1999	0	0	0	12.00	88.00

1 TOWNHOUSE – 100% - 2016 Heated Area: 2304 HX Base Yr 2016



3046 1ST AVE A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		335,734
TOTAL MARKET OB/XF VALUE		6,824
TOTAL LAND VALUE - MARKET		252,000
TOTAL MARKET VALUE		594,558
SOH/AGL Deduction		271,111
ASSESSED VALUE		323,447
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		273,447
TOTAL JUST VALUE		594,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110402	NEW CONSTR	105	03/22/2011
20110299	NEW BATH	2,440	03/04/2011
B983879	NEW CONSTR	93,696	06/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2135/0584	7/25/2017	LE	U	I	11	100
GRANTOR: EVERTS JANE						
GRANTEE: EVERTS JANE L/E						
2091/0876	12/29/2016	QC	U	I	11	100
GRANTOR: HOPF RANDOLPH & JANE						
GRANTEE: EVERTS JANE F/K/A J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1999] W18 S8 BAS=[YR=1999] W2 S32 FGR=[YR=1999]
S22 E20 N25 W8 S3 W12 $ E12 N3 E8 N29 W18 $ E18 N8 $ PTR= E15
FUS=[YR=1999] E20 S30 W8 S2 W4 N2 W8 N30 $ W15 $ PTR= W33
FUS=[YR=1999] W6 BAL=[YR=1999] N8 W12 S8 E12 $ W14 S20
UOP=[YR=1999] W4 S22 E4 N22 $ S34 E20 N54 $ E33 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	40	17	680.00	SF	6.50	6.50	100	1999	1999	3	77	3,403	
2	0810	CONCRETE A	0	100	0	0	103.00	SF	6.50	6.50	100	1999	1999	3	77	516	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 6,824

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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-3	40.00	120.00	40.00	FF		1.00	1.00	1.40	4,500.00	6,300.00	252,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 08/06/2024 BY SYS