PT OF TRACT A
IN OR 929/195
SOUTH BEACH SUB PB 3/11

HASS DOROTHY
3066 1ST AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-000A-0031

BUILDING CHARACTERISTICS

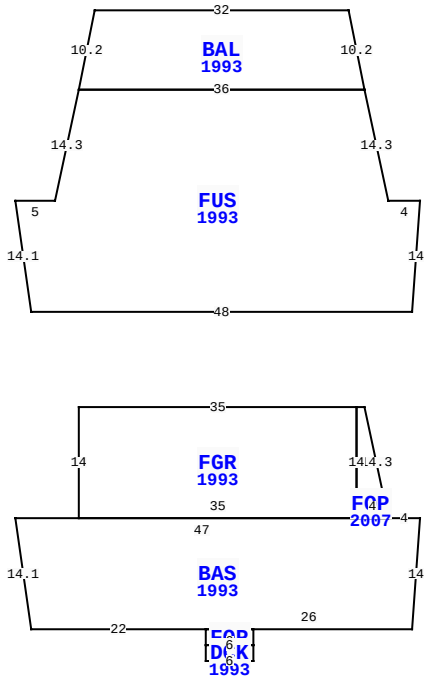
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	340	15	51	4,485
BAS	693	100	693	60,945
DCK	12	10	1	88
FGR	490	55	270	23,744
FOP	12	30	4	352
FOP	35	30	10	879
FUS	1,239	100	1,239	108,961
TOTALS	2,821		2,268	199,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,268	117.1786	111.32	252,474	1981	1981	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2005 Heated Area: 1932 HX Base Yr 2005



3066 1ST AVE, FERNANDINA BEACH

BLD DATE	09/25/2007 KW	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

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	0812	CONCRETE C	0	100	0	0	1,328.00	SF	4.00	4.00	100	1981	1981	3	35	1,859	
2	0820	WOOD WALK	0	100	0	0	268.00	SF	11.75	11.75	100	1983	1983	3	40	1,260	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
4	0940	SHEDS/PORT	0	100	5	10	50.00	SF	30.00	30.00	100	1986	1986	3	20	300	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,454
TOTAL MARKET OB/XF VALUE		5,134
TOTAL LAND VALUE - MARKET		337,500
TOTAL MARKET VALUE		542,088
SOH/AGL Deduction		302,150
ASSESSED VALUE		239,938
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		184,938
TOTAL JUST VALUE		542,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100880	REPAIR/RRF	2,200	05/27/2010
B020621	REPAIR/RRF	11,000	04/10/2002
B8860	REPAIR/RRF	700	02/15/1996
7439	REPAIR/RRF	650	11/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2623/1403	3/03/2023	FJ	U	I	11	0
GRANTOR: HASS GARY R EST						
GRANTEE: HASS DOROTHY						
0929/0195	4/19/2000	WD	U	I	01	100
GRANTOR: HASS DEANNA K						
GRANTEE: HASS GARY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FOP=[YR=2007] U14 L3 W1 FGR=[YR=1993] W35 S14 E35 N14 $ S14 E4 $ W47 D14 R2 E22 FOP=[YR=1993] S2 DCK=[YR=1993] S2 E6 N2 W6 $ E6 N2 W6 $ E26 R1 U14 PTR=N40 W51 FUS=[YR=1993] E5 U14 R3 BAL=[YR=1993] U10 R2 E32 R2 D10 W36 $ E36 R3 D14 E4 D14 L1 W48 L2 U14 $ E51 S40 $.

LAND DESCRIPTION

TOTAL OB/XF 5,134

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	75.00	120.00	75.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	337,500							

REVIEW DATE 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 08/06/2024 BY SYS