LOT 8
IN OR 2222/963
SURF UNIT TWO-REPLAT PBK 8/269

ALVAREZ ALINA/JOHNSON WILLIAM N
3278 1ST AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1742-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

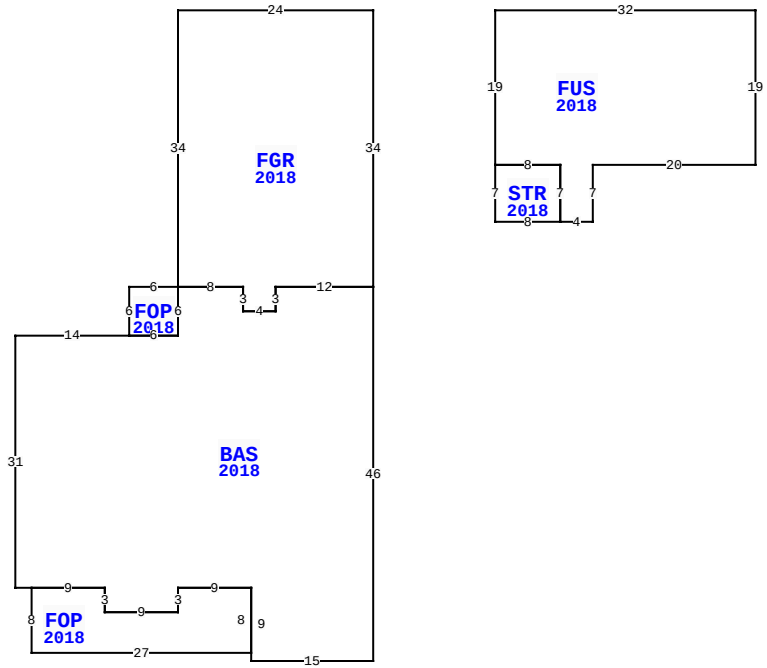
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1044.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	270,943
FGR	828	55	455	74,354
FOP	36	30	11	1,797
FOP	189	30	57	9,315
FUS	636	100	636	103,932
STR	56	10	6	981
TOTALS	3,403		2,823	461,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,823	111.1680	166.75	470,735	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 2294 HX Base Yr 2019



3278 1ST AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		461,320
TOTAL MARKET OB/XF VALUE		6,899
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		768,219
SOH/AGL Deduction		194,030
ASSESSED VALUE		574,189
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		524,189
TOTAL JUST VALUE		768,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		747,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173264	CO ISSUED	0	08/31/2018
20173264	NEW CONSTR	308,216	10/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/0963	9/07/2018	WD	Q	I	01	670,600

GRANTOR: RIVERSIDE HOMES OF NO
GRANTEE: ALVAREZ ALINA & WIL

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W24 S34 FOP=[YR=2018] W6 S6 BAS=[YR=2018] W14 S31 E2 FOP=[YR=2018] S8 E27 N8 W9 S3 W9 N3 W9$ E9 S3 E9 N3 E9 S9 E15 N46 W12 S3 W4 N3 W8 S6 W6$ E6 N6$ E8 S3 E4 N3 E12 N34$ PTR=E15 FUS=[YR=2018] E32 S19 W20 S7 W4 STR=[YR=2018] W8 N7 E8 S7$ N7 W8 N19$ W15$.

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	0855	CONC PAVER	0	100	0	0	940.00	SF	7.00	7.00	100	2018	2018	3	97	6,383	
2	0855	CONC PAVER	0	100	0	0	76.00	SF	7.00	7.00	100	2018	2018	3	97	516	

LAND DESCRIPTION

TOTAL OB/XF 6,899

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 02/12/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS