

KENDRICK LARRY D & PEGGY H
3630 FIRST AVE
FERNANDINA BEACH, FL 32034

43-3N-28-509A-0058-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

AVERAGE 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 90
PLYWOOD 10
CARPET 90
CORK/VTILE 10
CENTRAL 100
AIR DUCTED 100
WOOD FRAME 100
DIST 01 100
NONE 100

Quality Level 06
SINGLE FAMILY
MKT AREA
4032.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 952 100 952 81,121
FGR 627 55 345 29,398
FOP 104 30 31 2,642
PTO 432 5 22 1,875

TOTALS

2,115 1,350 115,035

EXTRA FEATURES

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 0811 CONCRETE B 0 0 0 0 306.00 SF 5.20 5.20 100 1970 1970 3 21 334

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 0 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.15 100,000.00 115,000.00 115,000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND
0100 01 1,350 126.7760 120.44 162,594 1970 1975 0 10 19.25 70.75

SINGLE FAM - 0% - 0 Heated Area: 952 HX Base Yr

FGR 1993 BAS 1993 PTO 1993

BLD DATE XF DATE INC DATE 04/24/2008 RK LGL DATE LAND DATE AG DATE 06/16/2023 MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 115,035
TOTAL MARKET OB/XF VALUE 334
TOTAL LAND VALUE - MARKET 115,000
TOTAL MARKET VALUE 230,369
SOH/AGL Deduction 65,050
ASSESSED VALUE 165,319
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 165,319
TOTAL JUST VALUE 230,369
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 225,022

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE
0812/0309 11/03/1997 WD U I 05 51,000
GRANTOR: SECRETARY OF VETERANS
GRANTEE: KENDRICK LARRY & PE
0791/0377 4/23/1997 CT U I 14 45,400
GRANTOR: CLERK OF COURT
GRANTEE: SECRETARY OF VETERA

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W28 FOP=[YR=1993] N26 W4 FGR=[YR=1993] N7 W19 S33 E19 PTO=[YR=1993] S41 E36 N18 W4 S11 W28 N34 W4 \$ N26 \$ S26 E4 \$ S34 E28 N34 \$.