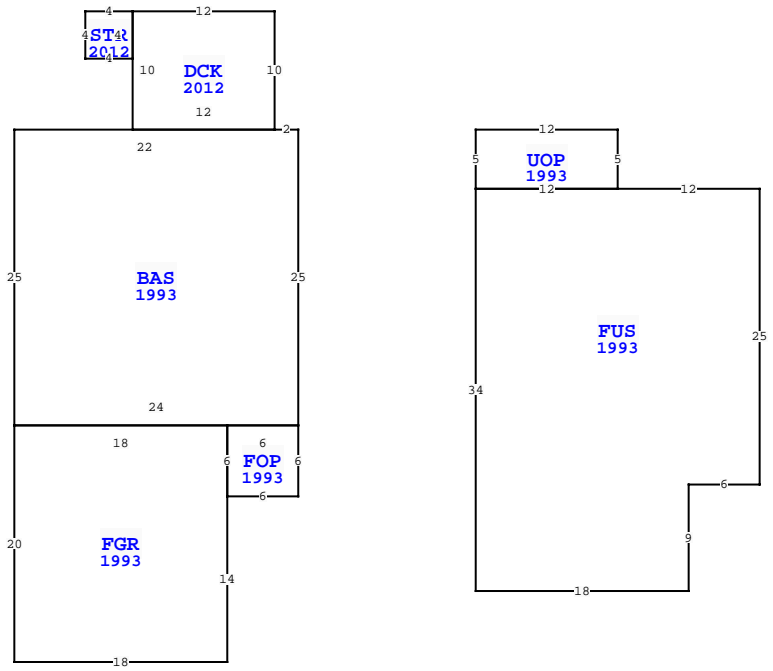


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 60	
Exterior Wall	15	CONC BLOCK 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1069.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	1993
DCK	120	10	2012
FGR	360	55	1993
FOP	36	30	1993
FUS	762	100	1993
STR	16	10	2012
UOP	60	20	1993
TOTALS	1,954		
		1,597	243,222

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 0	188.14	300,460	1982	1982	0	0	19.05	80.95
Heated Area: 1362 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			243,222
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			543,222
SOH/AGL Deduction			212,702
ASSESSED VALUE			330,520
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			330,520
TOTAL JUST VALUE			543,222
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			380,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110844	H/AC	2,500	06/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2361/1303	5/13/2020	WD	Q	I	01	260,000
GRANTOR: ELY ROBERT & BARBARA						
GRANTEE: DORSHIMER KATHRYN &						
1314/0943	5/04/2005	WD	Q	I		210,000
GRANTOR: BURROUGHS WILBUR S &						
GRANTEE: ELY ROBERT & BARBAR						

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
3165 1ST AV 12, FERNANDINA BEACH																
BLD DATE 09/25/2012 KK LGL DATE 05/07/2025 MLU																
XF DATE INC DATE																

BUILDING NOTES

**BUILDING DIMENSIONS**  
 BAS=[YR=1993] W2 DCK=[YR=2012] N10 W12 STR=[YR=2012] W4 S4  
 E4 N4\$ S10 E12\$ W22 S25 FGR=[YR=1993] S20 E18 N14  
 FOP=[YR=1993] E6 N6 W6 S6\$ N6 W18\$ E24 N25\$ PTR=E15  
 UOP=[YR=1993] E12 S5 FUS=[YR=1993] E12 S25 W6 S9 W18 N34  
 E12\$ W12 N5\$ W15\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							