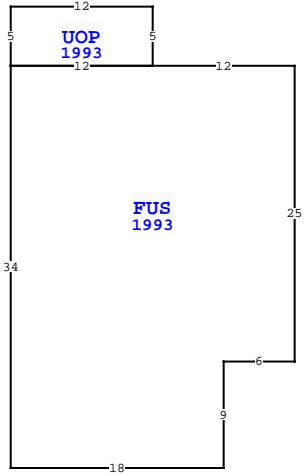
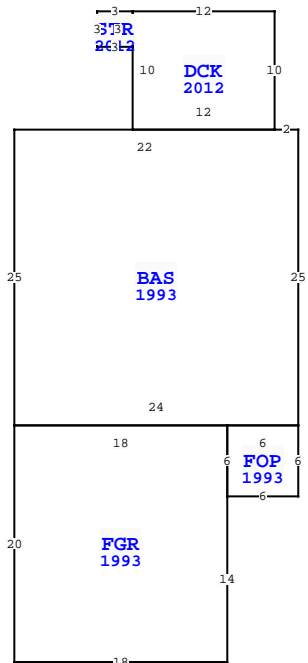


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	TOWNHOUSE	- 0%	- 2023		Heated Area: 1362		HX Base Yr							



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		264,476	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		564,476	
SOH/AGL Deduction		122,132	
ASSESSED VALUE		442,344	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		442,344	
TOTAL JUST VALUE		564,476	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,131	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990206	REPAIR/RRF	525	04/12/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2557/1830	4/25/2022	WD Q	Q	I	01	585,000
GRANTOR: SELL SAMUEL CHARLES						
GRANTEE: MOON-ARCILA REVOCAB						
2277/0519	5/17/2019	WD Q	Q	I	01	295,000
GRANTOR: MOTT EUGENE B & BENA						
GRANTEE: SELL SAMUEL CHARLES						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	99,427
DCK	120	10	2012	12	1,989
FGR	360	55	1993	198	32,811
FOP	36	30	1993	11	1,823
FUS	762	100	1993	762	126,273
STR	9	10	2012	1	166
UOP	60	20	1993	12	1,989
TOTALS	1,947			1,596	264,476

3165 1ST AV 13, FERNANDINA BEACH  
BLD DATE 09/25/2012 KK LGL DATE 05/07/2025 MLU  
XF DATE INC DATE AG DATE

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

BUILDING NOTES

**BUILDING DIMENSIONS**  
BAS=[YR=1993] W2 DCK=[YR=2012] N10 W12 STR=[YR=2012] W3 S3  
E3 N3\$ 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							