

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

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						

BLD DATE	09/25/2012	KK	LGL DATE	05/07/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	90,282
DCK	199	10	2012	20	3,010
FGR	360	55	1993	198	29,793
FOP	36	30	1993	11	1,655
FUS	762	100	1993	762	114,658
UOP	60	20	1993	12	1,806
TOTALS	2,017			1,603	241,203

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 14, FERNANDINA BEACH													
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		241,203		
TOTAL MARKET OB/XF VALUE		0		
TOTAL LAND VALUE - MARKET		300,000		
TOTAL MARKET VALUE		541,203		
SOH/AGL Deduction		124,633		
ASSESSED VALUE		416,570		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		416,570		
TOTAL JUST VALUE		541,203		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		378,700		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0689	9/16/2022	WD	Q	I	01	473,000
GRANTOR: GREEN JOHN						
GRANTEE: GUEDEZ GUSTACO E G						
0362/0373	6/01/1982	WD	Q	I		74,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W5 DCK=[YR=2012] N9 W12 N4 W7 S13 E19\$ W19 S25 FOP=[YR=1993] S6 E6 FGR=[YR=1993] S14 E18 N20 W18 S6\$ N6 W6\$ E24 N25\$ PTR= E15 UOP=[YR=1993] E12 S5 FUS=[YR=1993] E12 S34 W18 N9 W6 N25 E12\$ W12 N5\$ W15\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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							