



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	28	15	2018	4	949
BAS	1,096	100	2018	1,096	259,862
FDG	440	60	2018	264	62,595
FOP	44	30	2018	13	3,083
FOP	56	30	2018	17	4,030
FOP	56	30	2018	17	4,030
FUS	714	100	2018	714	169,290
STP	8	10	2018	1	237
STR	64	10	2018	6	1,423
UBM	1,062	20	2018	212	50,265
TOTALS	3,568			2,344	555,764

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,840.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	252.00	SF	10.00
3	0820	WOOD WALK	0	100	0	0	76.00	SF	11.75

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	2,344	154.0678	243.43	570,600	2018	2018	0	0
1 SFR CUST - 100% - 2020									
Heated Area: 1810									
HX Base Yr 2020									

3416 1ST AV, FERNANDINA BEACH				XF DATE		LAND DATE				05/08/2025	MLU
				INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,840.00	SF	10.00	10.00	100	2018	2018	3	97	17,848		
252.00	SF	10.00	10.00	100	2018	2018	3	97	2,444		
76.00	SF	11.75	11.75	100	2018	2018	3	62	554		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		555,764	
TOTAL MARKET OB/XF VALUE		20,846	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		876,610	
SOH/AGL Deduction		389,016	
ASSESSED VALUE		487,594	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		436,872	
TOTAL JUST VALUE		876,610	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		776,203	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171355	NEW CONSTR	260,899	05/04/2017
20171358	NEW CONSTR	19,839	05/04/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2261/0847	3/13/2019	WD	Q	I	02	566,700
GRANTOR: LAMBRIGHT JONATHAN P						
GRANTEE: PULLIAM DANIEL & LA						
2260/1293	3/11/2019	WD	U	I	11	100
GRANTOR: SPANGLER DAVID A & RE						
GRANTEE: LAMBRIGHT JONATHAN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UBM=[YR=2018] E26 S33 W8 N4 W5 S12 W17 N30 E4 N11\$ PTR=E30 FOP=[YR=2018] E4 BAS=[YR=2018] E26 S35 FOP=[YR=2018] S7 W2 STP=[YR=2018] S2 W4 N2 E4\$ W6 STR=[YR=2018] W8 N8 E8 S8\$ N7 E8\$ W8 N1 W8 S8 W14 N31 E4 N11 \$ S11 W4 N11\$ W30\$ PTR=E30 S50 FUS=[YR=2018] E5 BAL=[YR=2018] N4 E7 S4 W7 \$ E12 S35 FOP=[YR=2018] S7 W8 N7 E8\$ W8 S7 W8 N12 W5 N17 E4 N13\$ W30 N50\$ PTR=S50 FDG=[YR=2018] E20 S22W20 N22\$ N50\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-3	50.00	100.00	50.00