BLOCK 12 LOTS 17 THRU 20
SEAVIEW SUB PB 1/7

SARDINA HARRISON & WENDY
3560 1ST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0012-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	07	ASB SHNGLE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

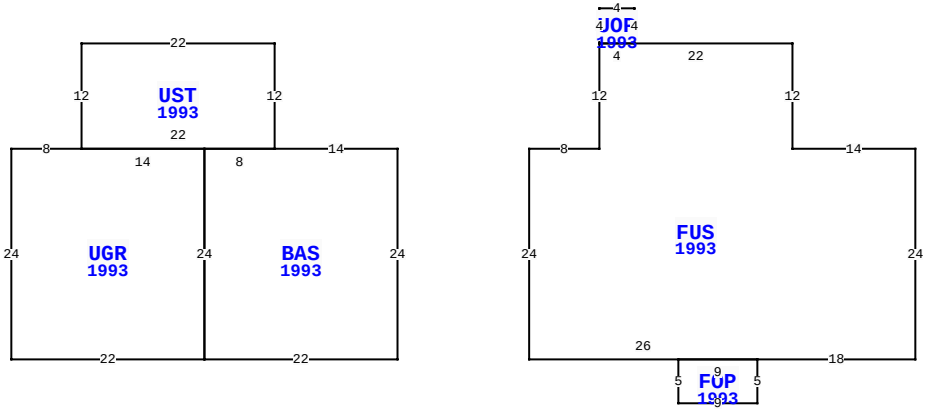
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1044.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	1993	528	33,664
FOP	45	30	1993	14	893
FUS	1,320	100	1993	1,320	84,161
UGR	528	45	1993	238	15,175
UOP	16	20	1993	3	191
UST	264	45	1993	119	7,587
TOTALS	2,701			2,222	141,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	2,222	89.8660	118.62	263,574	1931	1970	0	0	20	26.25	53.75

1 SNGL FAM – 100% - 2020 Heated Area: 1848 HX Base Yr 2020



3560 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		141,671
TOTAL MARKET OB/XF VALUE		1,795
TOTAL LAND VALUE - MARKET		480,000
TOTAL MARKET VALUE		623,466
SOH/AGL Deduction		346,717
ASSESSED VALUE		276,749
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,027
TOTAL JUST VALUE		623,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222660	ADD 4156T 3554H	718,954	01/31/2023
20052617	REPAIR/RRF	3,000	09/06/2005
20051189	XFOB	3,000	02/07/2005
B8647	REPAIR/RRF	2,565	10/27/1994
B8618	REMODEL	1,800	10/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/1679	10/09/2019	WD	Q	I	02	347,500
GRANTOR: KORBIN BONITA D & GRE						
GRANTEE: SARDINA HARRISON &						
2086/0329	11/30/2016	TD	U	I	11	100
GRANTOR: MILLER BARBARA REV LV						
GRANTEE: KOBRIN BONITA D & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UST=[YR=1993] N12 W22 S12 UGR=[YR=1993] W8 S24 E22 N24 W14 $ E22 $ W8 S24 E22 N24 $ PTR= E15
FUS=[YR=1993] E8 N12 UOP=[YR=1993] N4 E4 S4 W4 $ E22 S12 E14 S24 W18 FOP=[YR=1993] S5 W9 N5 E9 $ W26 N24 $ W15 $.

EXTRA FEATURES

LN	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	100	27	22	594.00	SF	5.20	5.20	100	1980	1980	3	30	927	
2	1242	WD DECK A	0	100	0	0	180.00	SF	10.00	10.00	100	1990	1990	3	20	360	
3	0820	WOOD WALK	0	100	0	0	108.00	SF	11.75	11.75	100	1990	1990	3	40	508	

LAND DESCRIPTION

TOTAL OB/XF 1,795

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	RES	100		R-1	100.00	100.00	100.00	FF		1.00	1.00	0.80	6,000.00	4,800.00	480,000							

REVIEW DATE 07/22/2025 BY HS Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 07/30/2025 BY SYS