BLOCK 12 LOTS 21 & 22
SEAVIEW SUB PB 1/7

LEEK LEROY & PRISCILLA F
3548 1ST AVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1680-0012-0210**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

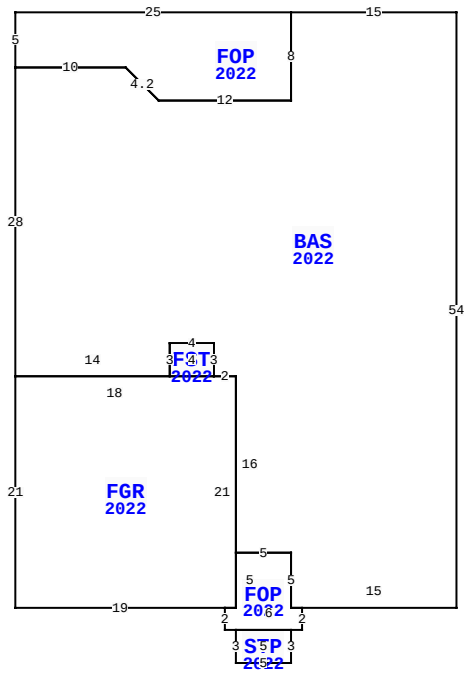
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1044.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,538 | 100 | 2022 | 1,538 | 252,609 |
| FGR | 420 | 55 | 2022 | 231 | 37,940 |
| FOP | 39 | 30 | 2022 | 12 | 1,971 |
| FOP | 166 | 30 | 2022 | 50 | 8,213 |
| FST | 12 | 55 | 2022 | 7 | 1,149 |
| STP | 15 | 10 | 2022 | 2 | 328 |
| TOTALS | 2,190 | | | 1,840 | 302,210 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,840 | 125.0550 | 165.07 | 303,729 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2023 Heated Area: 1538 HX Base Yr 2023




3548 1ST AVE, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 302,210 |
| TOTAL MARKET OB/XF VALUE | | 6,653 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 608,863 |
| SOH/AGL Deduction | | 206,594 |
| ASSESSED VALUE | | 402,269 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 351,547 |
| TOTAL JUST VALUE | | 608,863 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 519,349 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20211233 | NEW CONSTR | 0 | 06/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2452/0901 | 3/29/2021 | WD | U | V | 37 | 250,000 |
| GRANTOR: ARMG2020 LLC | | | | | | |
| GRANTEE: LEEK LEROY & PRISCI | | | | | | |
| 2434/0029 | 2/05/2021 | WD | Q | V | 05 | 270,000 |
| GRANTOR: WRIGHT JAMES G III & | | | | | | |
| GRANTEE: ARMG2020 LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] W25 S5 E10 D3 R3 E12 N8$ S8 W12 U3 L3 W10 S28 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S2 E1 STP=[YR=2022] S3 E5 N3 W5$ E6 N2 W1 N5 W5 S5 W1$ E1 N21 W2 FST=[YR=2022] N3 W4 S3 E4$ W18$ E14 N3 E4 S3 E2 S16 E5 S5 E15 N54$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 672.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 6,653 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,653

| 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 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 300,000 | | | | | | | |

REVIEW DATE 07/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS