BLOCK 12 LOTS 23 & 24
SEAVIEW SUB PB 1/7

MARTIN KIMBERLY & SCOTT TRUST/MARTIN KIMBERLY BETH
3540 1ST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0012-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

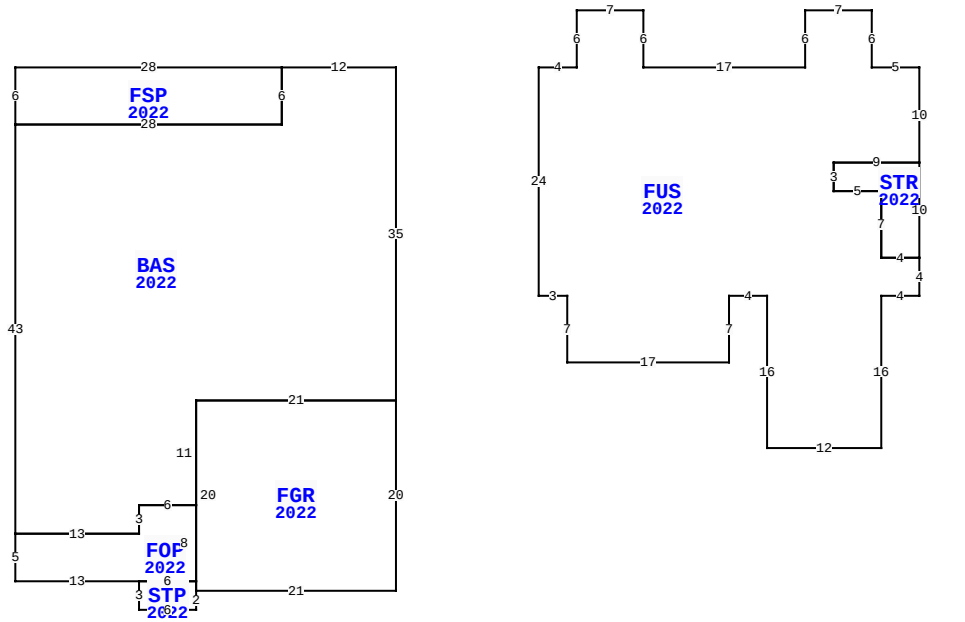
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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	1,480	100	2022	1,480	349,507
FGR	420	55	2022	231	54,552
FOP	113	30	2022	34	8,030
FSP	168	40	2022	67	15,822
FUS	1,300	100	2022	1,300	306,999
STP	18	10	2022	2	473
STR	55	10	2022	6	1,417
TOTALS	3,554			3,120	736,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,120	150.2158	237.34	740,501	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2780 HX Base Yr 2023



3540 1ST AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		736,798
TOTAL MARKET OB/XF VALUE		11,296
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,048,094
SOH/AGL Deduction		283,843
ASSESSED VALUE		764,251
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		713,529
TOTAL JUST VALUE		1,048,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		939,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211041	NEW CONSTR	0	10/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1531	12/23/2022	WD	Q	I	01	1,211,700
GRANTOR: ARMG2020 LLC						
GRANTEE: MARTIN KIMBERLY BET						
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] W12 FSP=[YR=2022] W28 S6 E28 N6$ S6 W28 S43
FOP=[YR=2022] S5 E13 STP=[YR=2022] S3 E6 N2 FGR=[YR=2022] E21
N20 W21 S20$ N1 W6$ E6 N8 W6 S3 W13$ E13 N3 E6 N11 E21 N35$
PTR=E15 FUS=[YR=2022] E4 N6 E7 S6 E17 N6 E7 S6 E5 S10
STR=[YR=2022] S10 W4 N7 W5 N3 E9$ W9 S3 E5 S7 E4 S4 W4 S16
W12N16 W4 S7 W17 N7 W3 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	571.00	SF	10.00	10.00	100	2022	2022	3	99	5,653	
3	0855	CONC PAVER	0	100	0	0	220.00	SF	10.00	10.00	100	2022	2022	3	99	2,178	

LAND DESCRIPTION

TOTAL OB/XF 11,296

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 02/22/2023 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS