



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,238	100	1993	1,238	136,065
BAS	168	100	2022	168	18,465
DCK	66	10	2007	7	770
FSP	144	40	2022	58	6,374
TOTALS	1,616			1,471	161,672

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	333.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-1	100.00	100.00	100.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,471	124.5420	124.54	183,198	1979	2000	0	0
1 SINGLE FAM - 0% - 2023									
Heated Area: 1406									
HX Base Yr									
3520 1ST AVE, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/08/2025 MLU									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					161,672				
TOTAL MARKET OB/XF VALUE					2,189				
TOTAL LAND VALUE - MARKET					480,000				
TOTAL MARKET VALUE					643,861				
SOH/AGL Deduction					75,396				
ASSESSED VALUE					568,465				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					568,465				
TOTAL JUST VALUE					643,861				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					516,786				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
211383	CO ISSUED	0	11/24/2021
2020042	DEMOLITION	0	01/21/2021
20062100	REPAIR/RRF	3,900	09/14/2006
4947	ADDITION	1,500	07/26/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2571/1666	6/20/2022	WD	Q	I	01	688,000	
GRANTOR: DRAKE GENE C & CARMEN							
GRANTEE: GRENWALD LORRAINE							
2552/0738	4/04/2022	WD	Q	I	01	630,000	
GRANTOR: R&R INVESTMENTS FERNA							
GRANTEE: DRAKE GENE C & CARM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W13 N10 W25 S11 FSP=[YR=2022] W12 S12 E12 N12\$ S25 E25 DCK=[YR=2007] S6 E11 N6 W11\$ E13 N26\$ PTR= E15 BAS=[YR=2022] E14 S12 W14 N12 \$ W15 \$.									

TOTAL OB/XF									
2,189									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-1	100.00	100.00	100.00