

BLOCK 13 LOTS 19 20 21 22
IN OR 1498/423
SEAVIEW SUB PB 1/7

KENDRICK LARRY D & PEGGY H
3630 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0013-0190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	452	100	1993	452	58,894
FOP	6	30	1993	2	261
FUS	1,254	100	1993	1,254	163,389
UGR	612	45	1993	275	35,831
UOP	16	20	1993	3	391
UOP	104	20	1993	21	2,736
UOP	504	20	1993	101	13,160
TOTALS	2,948			2,108	274,662

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	37	16	592.00	UT	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50
4	0820	WOOD WALK	0	100	17	4	68.00	SF	11.75
5	0810	CONCRETE A	0	100	16	31	496.00	SF	6.50
6	0811	CONCRETE B	0	100	0	0	670.00	SF	5.20

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-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	NORM	% COND
0500	01	2,108	107.8000	170.32	359,035	1977	1977	0	0	23.50	76.50
1 SFR CUST - 100% - 2011											
Heated Area: 1706											
HX Base Yr											

3630 1ST AVE, 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	
592.00	SF	5.20	5.20	100	1977	1977	3	27	831		
1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330		
120.00	SF	6.50	6.50	100	1977	1977	3	27	211		
68.00	SF	11.75	11.75	100	1985	1985	3	40	320		
496.00	SF	6.50	6.50	100	1985	1985	3	44	1,419		
670.00	SF	5.20	5.20	100	2013	2013	3	93	3,240		

TOTAL OB/XF											
7,351											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				274,662	
TOTAL MARKET OB/XF VALUE				7,351	
TOTAL LAND VALUE - MARKET				600,000	
TOTAL MARKET VALUE				882,013	
SOH/AGL Deduction				141,076	
ASSESSED VALUE				740,937	
TOTAL EXEMPTION VALUE		13		740,937	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				882,013	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				720,055	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131103	PARKPAD	0	05/17/2013
20111411	OTHER	250	08/18/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1498/0423	5/10/2007	WD	U	I	23
GRANTOR: COCCHI JANET					
GRANTEE: KENDRICK LARRY D &					
0705/0513	5/24/1994	WD	Q	I	05
GRANTOR: SECRETARY OF VETERANS					
GRANTEE: COCCHI ANTHONY & JA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 UGR=[YR=1993] W12 S28 E24 N23 W12 N5\$ S5 E12 S23 E14 N28\$ PTR=E15 FUS=[YR=1993] E3 UOP=[YR=1993] N14 E36 S14W36\$ E39 S30 W10 UOP=[YR=1993] S11 W4 N7 W15 N4 FOP=[YR=1993] N2 E3 S2 W3\$ E19\$ W16 N2 W3 S2 W13 N9 UOP=[YR=1993] W4 N4 E4 S4\$ N21\$ W15\$.									