

BLOCK 13 LOTS 26 27 & 28
IN OR 854/1163
SEAVIEW SUB PB 1/7

JOHNSON WILLIAM HOWARD & HELEN
P O BOX 6246
FERNANDINA BEACH, FL 32035-6246

2025

00-00-31-1680-0013-0260



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1044.00	

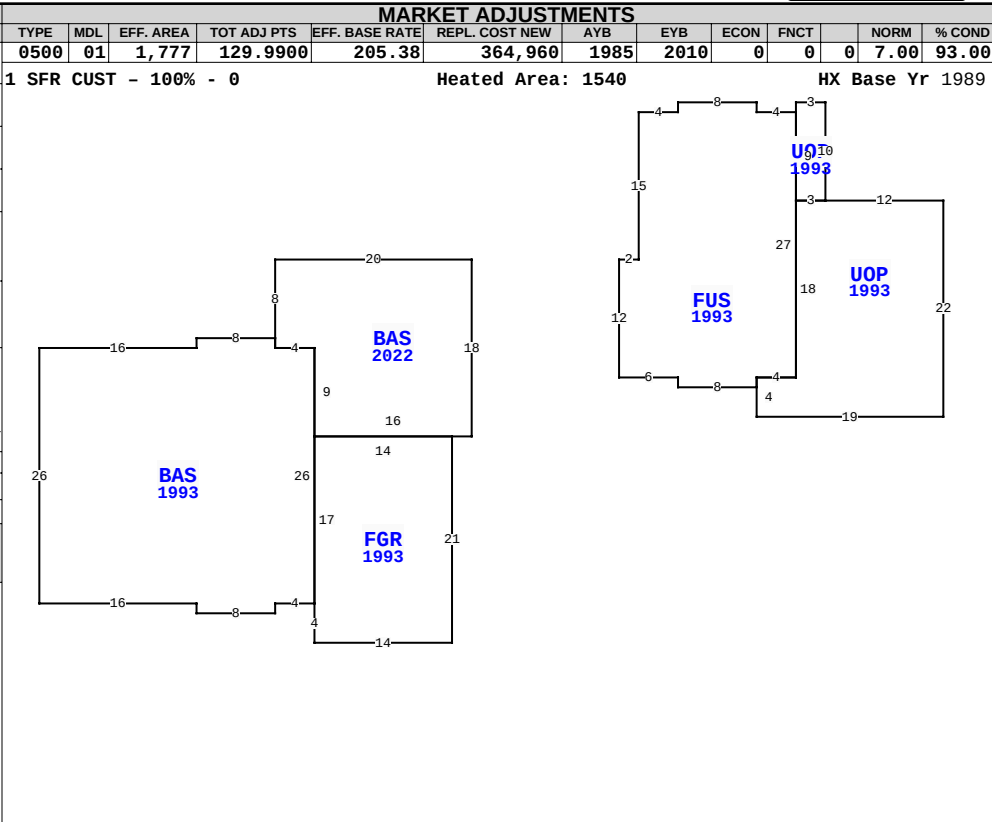
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	1993	744	142,107
BAS	324	100	2022	324	61,885
FGR	294	55	1993	162	30,943
FUS	472	100	1993	472	90,153
UOP	30	20	1993	6	1,146
UOP	346	20	1993	69	13,179

TOTALS	2,210			1,777	339,413
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,236.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	1,339.00	SF	7.00
4	1134	LANDSCP BL	0	100	0	0	469.00	SF	3.00
5	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
7	0751	UOP	0	100	12	10	120.00	SF	10.00
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

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	75.00	100.00	75.00

REVIEW DATE 02/22/2023 BY DJ



3600 1ST AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1985	1985	3	56	1,960	
2	0855	CONC PAVER	0	100	0	0	1,236.00	SF	10.00	10.00	100	2021	2021	3	99	12,236	
3	0855	CONC PAVER	0	100	0	0	1,339.00	SF	7.00	7.00	100	2021	2021	3	99	9,279	
4	1134	LANDSCP BL	0	100	0	0	469.00	SF	3.00	3.00	100	2021	2021	3	100	1,407	
5	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	3,465	
7	0751	UOP	0	100	12	10	120.00	SF	10.00	10.00	100	2022	2022	3	95	1,140	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	

TOTAL OB/XF										35,019									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100		R-1	75.00	100.00	75.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	450,000		

Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE										339,413									
TOTAL MARKET OB/XF VALUE										35,019									
TOTAL LAND VALUE - MARKET										450,000									
TOTAL MARKET VALUE										824,432									
SOH/AGL Deduction										603,060									
ASSESSED VALUE										221,372									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										170,650									
TOTAL JUST VALUE										824,432									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										696,827									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211621	ADDITION	0	10/27/2021
20080784	REPAIR/RRF	6,200	05/09/2008
B020967	REPAIR/RRF	3,000	06/07/2002
B9710569	REPAIR/RRF	1,800	06/25/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0854/1163	11/04/1998	WD	U	I	07	100	
GRANTOR: JOHNSON WILLIAM HOWAR							
GRANTEE: JOHNSON WILLIAM HOW							
0851/0398	10/05/1998	WD	Q	I	06	37,900	
GRANTOR: JOHNSON WILLIAM HOWAR							
GRANTEE: JOHNSON WILLIAM HOW							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W20 S8 BAS=[YR=1993] W8S1 W16 S26 E16 S1 E8 N1 E4 FGR=[YR=1993] S4 E14 N21 W14 S17\$ N26 W4 N1\$ S1 E4 S9 E16 N18\$ PTR= E15 FUS=[YR=1993] E2 N15 E4 N1 E8 S1E4 UOP=[YR=1993] N1 E3 S10 UOP=[YR=1993] E12 S22 W19 N4 E4 N18 E3\$ W3 N9 \$ S27 W4 S1 W8 N1 W6 N12 \$ W15 \$.									

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