

BLOCK 13 LOTS 29 30 31 32
IN OR 2218/324
SEAVIEW SUB PB 1/7

BATES ROGER TODD/BATES JENNIFER WRIGHT
3580 FIRST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0013-0290



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floor	13	LVT/LAMMT 100
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
BUD\$ 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	1,824	100	1993	1,824	289,790
FGR	864	55	1993	475	75,467
FST	540	55	1993	297	47,186
STR	76	10	2007	8	1,271
STR	95	10	2007	10	1,588
UOP	189	20	1993	38	6,038
UOP	200	20	1993	40	6,355
TOTALS	3,788			2,692	427,694

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	31	23	713.00	SF	5.20
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	1272	H-SHUTR MD	0	100	0	0	45.00	UT	133.00

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	100.00	100.00	100.00

REVIEW DATE 05/12/2019 BY KBA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,692	123.3792	194.94	524,778	1987	1987		0	0	18.50
1 SFR CUST - 100% - 2022											
Heated Area: 1824											
HX Base Yr 2022											

3580 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			
713.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,835				
1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200				
45.00	UT	133.00	133.00	100	2002	2002	3	20	1,197				