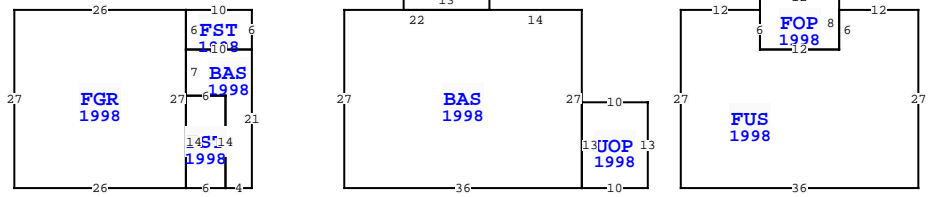


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0320	11	2,525	143.8272	143.83	363,171	1998	1998	0	0	13.00	87.00		
1 TOWNHOUSE - 0% - 0													
Heated Area: 1998													
HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		315,959	
TOTAL MARKET OB/XF VALUE		4,033	
TOTAL LAND VALUE - MARKET		232,200	
TOTAL MARKET VALUE		552,192	
SOH/AGL Deduction		44,473	
ASSESSED VALUE		507,719	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		507,719	
TOTAL JUST VALUE		552,192	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		480,183	

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	126	100	1998	126	15,767
BAS	972	100	1998	972	121,629
FGR	702	55	1998	386	48,301
FOP	96	30	1998	29	3,629
FST	60	55	1998	33	4,129
FST	84	55	1998	46	5,756
FUS	900	100	1998	900	112,619
PTO	143	5	1998	7	876
UOP	130	20	1998	26	3,254
TOTALS	3,213			2,525	315,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121657	ROOF	4,378	08/14/2012
B984192	ADDITION	5,000	08/21/1998
B969935	NEW CONSTR	217,284	07/22/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/1295	3/24/2025	QC	U	I	11	100

GRANTOR: COLEY PAMELA HALL	
GRANTEE: COLEY FL RE	
2776/1170	3/24/2025 QC U I 11 100
GRANTOR: COLEY HENRY	
GRANTEE: COLEY PAMELA HALL	

EXTRA FEATURES																
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	0810	CONCRETE A	0	0	0	783.00	SF	6.50	6.50	100	1998	1998	3	73	3,715	
2	0810	CONCRETE A	0	0	0	67.00	SF	6.50	6.50	100	1998	1998	3	73	318	

3341 1ST AVE B, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/08/2025
										INC DATE		AG DATE	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1998] W14 PTO=[YR=1998] N11 W13 S11 E13 \$ W22 S27 E36 UOP=[YR=1998] E10 N13 W10 S13 \$ N27 \$ PTR= E15 FUS=[YR=1998] E12 FOP=[YR=1998] N2 E12 S8 W12 N6\$ S6 E12 N6 E12 S27 W36 N27 \$ W15 \$ PTR= W50 FST=[YR=1998] W10 FGR=[YR=1998] W26 S27 E26 FST=[YR=1998] E6 BAS=[YR=1998] E4 N21 W10 S7 E6 S14 \$ N14 W6 S14 \$ N27 \$ S6 E10 N6 \$ E50 \$.													

LAND DESCRIPTION																								
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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		R-2	90.00	48.00	90.00	FF		1.00	1.00	0.43	6,000.00	2,580.00	232,200							

TOTAL OB/XF													
4,033													

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS																							
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