

BLOCK 19 E52.5' OF LOTS 1-3 &
E52.5' OF N23' OF LOT 4
IN OR 2479/1605

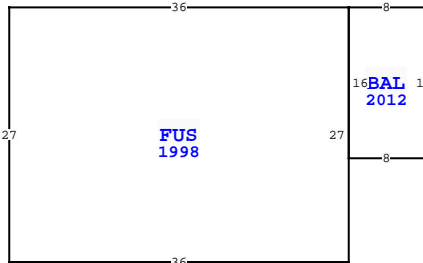
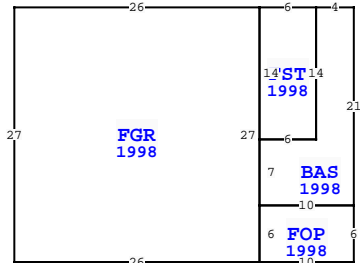
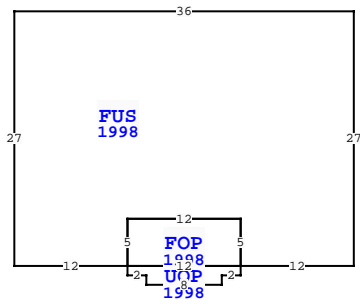
WRIGHT JAMES G III & MARTHA M
3341 A 1ST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0019-0011

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 100
Interior Floor	14 CARPET 70
Interior Floor	12 HARDWOOD 30
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
1	TOWNHOUSE	- 100%	- 2023								
				Heated Area: 2010							
					HX Base Yr 2023						



Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM					
NEIGHBORHOOD/LOC	1044.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	128	15	2012	19	2,357
BAS	126	100	1998	126	15,628
FGR	702	55	1998	386	47,874
FOP	60	30	1998	18	2,232
FOP	60	30	1998	18	2,232
FST	84	55	1998	46	5,705
FUS	912	100	1998	912	113,113
FUS	972	100	1998	972	120,554
UOP	20	20	1998	4	496
TOTALS	3,064			2,501	310,192

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			310,192
TOTAL MARKET OB/XF VALUE			4,711
TOTAL LAND VALUE - MARKET			291,000
TOTAL MARKET VALUE			605,903
SOH/AGL Deduction			71,377
ASSESSED VALUE			534,526
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			483,804
TOTAL JUST VALUE			605,903
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			519,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121658	ROOF	4,378	08/14/2012
B972035	NEW CONSTR	220,000	09/15/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2479/1605	7/12/2021	WD Q	Q	I	01	525,000
GRANTOR: CARDEN ESTHER R DANIE						
GRANTEE: WRIGHT JAMES G III						
1116/0799	2/26/2003	WD U	I	07		100
GRANTOR: HARRIS ROBERT						
GRANTEE: DANIEL ESTHER & RAC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

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	100	0	0			579.00	SF	6.50	6.50	100	1998	1998	3	73	2,747	
2	0810	CONCRETE A	0	100	0	0			208.00	SF	6.50	6.50	100	1998	1998	3	73	987	
3	0810	CONCRETE A	0	100	0	0			169.00	SF	6.50	6.50	100	1998	1998	3	73	802	
4	0855	CONC PAVER	0	100	6	4			24.00	SF	10.00	10.00	100	1998	1998	3	73	175	

BUILDING NOTES	
BAS=[YR=1998] W4 FST=[YR=1998] W6 FGR=[YR=1998] W26 S27 E26	
FOP=[YR=1998] E10 N6 W10 S6 \$ N27 \$ S14 E6 N14 \$ S14 W6 S7	
E10 N21 \$ PTR= E15 FUS=[YR=1998] E36 BAL=[YR=2012] E8 S16 W8	
N16\$ S27 W36 N27 \$ W15 \$ PTR= N15 FUS=[YR=1998] N27 W36 S27	
E12 UOP=[YR=1998] S1 E2 S1 E8 N1 E2 N1 FOP=[YR=1998] N5 W12	
S5 E12 \$ W12 \$ N5 E12 S5 E12 \$ S15 \$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	100		R-2	97.00	53.00	97.00	FF		1.00	1.00	0.50	6,000.00	3,000.00	291,000							