

BLOCK 19 LOTS 8 & 9
EX S13.75 FT OF LOT 9
SEAVIEW SUB PB 1/7

MATHSEN BARRY & BRENDA L/E/
3371 1ST AVE
FERNANDINA BEACH, FL 32043

2025

00-00-31-1680-0019-0080

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	12	CEDAR	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	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
BAS	742	100	2007
FGR	575	55	2007
FOP	56	30	2007
FOP	88	30	2007
FST	58	55	2007
FUS	1,231	100	2007
TOTALS	2,750		

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
2	TOWNHOUSE	- 100%	- 2018																										
Heated Area: 1973						HX Base Yr 2018																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>09/13/2007</th> <th>KK</th> <th>LGL DATE</th> <th>05/08/2025</th> <th>MLU</th> </tr> <tr> <th>XF DATE</th> <td></td> <td></td> <th>LAND DATE</th> <td></td> <td></td> </tr> <tr> <th>INC DATE</th> <td></td> <td></td> <th>AG DATE</th> <td></td> <td></td> </tr> </thead> </table>												BLD DATE	09/13/2007	KK	LGL DATE	05/08/2025	MLU	XF DATE			LAND DATE			INC DATE			AG DATE		
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			327,661
TOTAL MARKET OB/XF VALUE			7,604
TOTAL LAND VALUE - MARKET			310,800
TOTAL MARKET VALUE			646,065
SOH/AGL Deduction			291,138
ASSESSED VALUE			354,927
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			304,205
TOTAL JUST VALUE			646,065
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			553,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061129	H/AC	4,500	05/24/2006
20060843	ELEC OTHER	6,000	04/24/2006
20060751	OTHER	6,200	04/13/2006
20060570	NEW CONSTR	300,000	03/20/2006
20060042	HOUSEMVING	1,000	01/10/2006
B9034	REPAIR/RRF	2,000	04/27/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1325	11/22/2022	LE	U	I	11	100
GRANTOR: MATHSEN BARRY & BRENDA						
GRANTEE: MALOY KIMBERLY A & BRENDA						
2133/0405	7/13/2017	WD	Q	I	02	374,900
GRANTOR: JOHNSTON BENJAMIN J & BRENDA						
GRANTEE: MATHSEN BARRY & BRENDA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	660.00	SF	10.00	10.00	100	2007
2	0855	CONC PAVER	0	100	0	214.00	SF	10.00	10.00	100	2007
TOTAL OB/XF 7,604											

BUILDING NOTES											
3371 1ST AVE, FERNANDINA BEACH											

BUILDING DIMENSIONS											
BAS=[YR=2007] W25 S34 FGR=[YR=2007] S21 E25 N27 W7 FST=[YR=2007] W11 S6 E7 U4 R4 N2\$ S2 D4 L4 W14\$ E7 N6 E18 N28\$ PTR=E15 FUS=[YR=2007] E18 FOP=[YR=2007] E7 S8 W7 N8\$ S8 E7 S39 FOP=[YR=2007] S8 W11 N8 E11\$ W11 S8 W14 N55\$ W15\$.											

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	37.00	100.00	37.00	FF		1.00	1.00	1.40	6,000.00	8,400.00	310,800							