

BLOCK 19 S13.75 FT OF LOT 9 &
ALL OF LOT 10
IN OR 1591/1507

LEVEE RICHARD W & VIRGINIA A
3373 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0019-0091

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floo	12	HARDWOOD	70
Interior Floo	11	CLAY TILE	30
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	1,183	100	2007
FGR	301	55	2007
FOP	64	30	2007
FUS	706	100	2007
TOTALS	2,254		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TOWNHOUSE	- 100%	- 2022										
Heated Area: 1889						HX Base Yr 2022							
BLD DATE	09/13/2007					KK	LGL DATE	05/08/2025					MLU
XF DATE							LAND DATE						
INC DATE							AG DATE						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			288,205
TOTAL MARKET OB/XF VALUE			5,928
TOTAL LAND VALUE - MARKET			319,200
TOTAL MARKET VALUE			613,333
SOH/AGL Deduction			173,239
ASSESSED VALUE			440,094
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			389,372
TOTAL JUST VALUE			613,333
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			520,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1591/1507	11/03/2008	WD	Q	I		321,000
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: LEVEE RICHARD W & V						
1396/1553	3/17/2006	QC	Q	I	06	100
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: NASSAU RURAL PROPER						

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	0855	CONC PAVER	0	100	0	374.00	SF	10.00	10.00	100	2007	2007	3	87	3,254			
2	0855	CONC PAVER	0	100	0	297.00	SF	10.00	10.00	100	2007	2007	3	87	2,584			
3	0810	CONCRETE A	0	100	4	16.00	SF	6.50	6.50	100	2007	2007	3	87	90			
TOTALS												2,254						

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2007] W28 S51 E14 FGR=[YR=2007] S4 E14 N20 W7 N3 W7 S19\$ N19 E7 S3 E7 N35\$ PTR=E15 FOP=[YR=2007] E8 FUS=[YR=2007] E6 S55 W14 N47 E8 N8\$ S8 W8 N8\$ 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	38.00	100.00	38.00	FF		1.00	1.00	1.40	6,000.00	8,400.00	319,200							