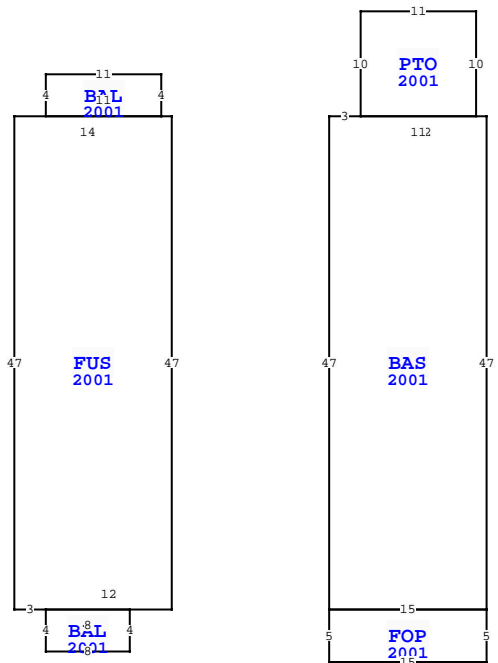


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2024								
Heated Area: 1410						HX Base Yr 2024					



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1044.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	32	15
BAL	44	15
BAS	705	100
FOP	75	30
FUS	705	100
PTO	110	5
TOTALS	1,671	1,450

3415 1ST AV A, FERNANDINA BEACH

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	24	19		6.50	100	2001	2001	3	79	2,342	
2	0810	CONCRETE A	0	100	4	4		6.50	100	2001	2001	3	79	82	

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	30.00	100.00	30.00	FF		1.00	1.00	1.50	6,000.00	9,000.00	270,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			191,384
TOTAL MARKET OB/XF VALUE			2,424
TOTAL LAND VALUE - MARKET			270,000
TOTAL MARKET VALUE			463,808
SOH/AGL Deduction			182,351
ASSESSED VALUE			281,457
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			230,735
TOTAL JUST VALUE			463,808
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110441	H/AC	3,570	03/29/2011
B0003503	NEW CONSTR	165,068	07/17/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	2/24/2017	CN	Q	I	01	249,000
GRANTOR: WEST PATRICIA B						
GRANTEE: WHITE						
1174/1862	9/24/2003	WD	Q	I		194,000
GRANTOR: BENNETT CLEVE E & KAT						
GRANTEE: WEST PATRICIA B						

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[YR=2001] W1 BAL=[YR=2001] N4 W11 S4 E11 \$ W14 S47 E3 BAL=[YR=2001] S4 E8 N4 W8 \$ E12 N47 \$ PTR= E15 BAS=[YR=2001] E3 PTO=[YR=2001] N10 E11 S10 W11 \$ E12 S47 FOP=[YR=2001] S5 W15 N5 E15 \$ W15 N47 \$ W15 \$.	