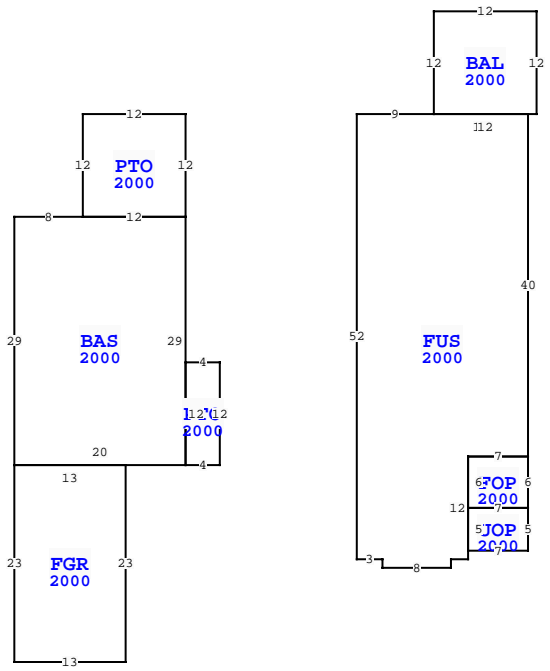


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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%	- 2019								
Heated Area: 1544						HX Base Yr 2019					



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
BAL	144	15	2000	22	2,809
BAS	580	100	2000	580	74,050
FGR	299	55	2000	164	20,938
FOP	42	30	2000	13	1,660
FUS	964	100	2000	964	123,075
PTO	48	5	2000	2	255
PTO	144	5	2000	7	894
UOP	35	20	2000	7	894
TOTALS	2,256			1,759	224,574

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			224,574
TOTAL MARKET OB/XF VALUE			2,037
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			451,611
SOH/AGL Deduction			164,499
ASSESSED VALUE			287,112
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			236,390
TOTAL JUST VALUE			451,611
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			385,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B991025	NEW CONSTR	100,970	08/11/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2202/1985	6/08/2018	WD Q	Q	I	01	302,000
GRANTOR: LANGER JAMES A & REBE						
GRANTEE: GURNEY LOIS B						
1752/1747	8/24/2011	WD U	U	I	40	265,000
GRANTOR: WILKINSON LORAIN D &						
GRANTEE: LANGER JAMES A & RE						

EXTRA FEATURES	3425 1ST AVE, FERNANDINA BEACH		
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	

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		407.00	SF	6.50				2,037	

BUILDING DIMENSIONS	
PTO=[YR=2000] W12 S12 BAS=[YR=2000] W8 S29 FGR=[YR=2000] S23 E13 N23 W13\$ E20 PTO=[YR=2000] E4 N12 W4 S12\$ N29 W12 \$ E12 N12\$ PTR=E20 FUS=[YR=2000] E9 BAL=[YR=2000] N12 E12 S12 W12\$ E11 S40 FOP=[YR=2000] S6 UOP=[YR=2000] S5 W7 N5 E7\$ W7 N6 E7\$ W7 S12 W2 S1 W8 N1 W3 N52\$ W20\$.	

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	25.00	100.00	25.00	FF		1.00	1.00	1.50	6,000.00	9,000.00	225,000							