

BLOCK 20 LOT 4  
IN OR 928/128  
SEAVIEW SUB PB 1/7

HENRY BARBARA C  
3429 1ST AVE  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0020-0040

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 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	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	580	100	2000
FGR	299	55	2000
FOP	42	30	2000
FUS	964	100	2000
PTO	9	5	2000
PTO	100	5	2000
UOP	35	20	2000
UOP	100	20	2000
TOTALS	2,129		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2001								
Heated Area: 1544						HX Base Yr 2001					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		223,808	
TOTAL MARKET OB/XF VALUE		2,012	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		450,820	
SOH/AGL Deduction		293,883	
ASSESSED VALUE		156,937	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		106,215	
TOTAL JUST VALUE		450,820	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,641	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B991026	NEW CONSTR	100,970	08/11/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0928/0128	4/11/2000	WD	Q	I		151,000
GRANTOR: TREVETT HOMES						
GRANTEE: HENRY BARBARA C						
0903/1889	10/18/1999	WD	Q	V	06	25,000
GRANTOR: WILKINSON LORAIN D &						
GRANTEE: TREVETT HOMES INC						

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	402.00	SF	6.50	6.50	100	2000	2000	3	77	2,012	

3429 1ST AVE, FERNANDINA BEACH

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

BUILDING DIMENSIONS
BAS=[YR=2000] W9 PTO=[YR=2000] N10 W10 S10 E10\$ W11 S25
PTO=[YR=2000] W3 S3 E3 N3\$ S4 E7 FGR=[YR=2000] S23 E13 N23
W13\$ E13 N29\$ PTR=E15 FUS=[YR=2000] E1 UOP=[YR=2000] N10 E10
S10 W10\$ E19 S52 W3 S1 W8 N1 W2 N1 UOP=[YR=2000] W7 N5
FOP=[YR=2000] N6 E7 S6 W7\$ E7 S5\$ N11 W7 N40\$ 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	DPHT 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							