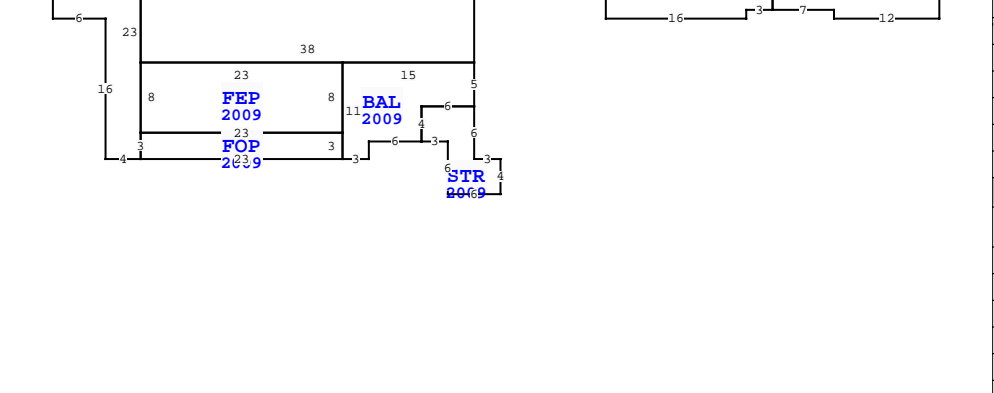




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,009	113.5820	113.58	228,182	1979	1999	0	0	0	12.50	87.50

1 SINGLE FAM - 0% - 2023 Heated Area: 1106 HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			199,659
TOTAL MARKET OB/XF VALUE			5,898
TOTAL LAND VALUE - MARKET			480,000
TOTAL MARKET VALUE			685,557
SOH/AGL Deduction			72,967
ASSESSED VALUE			612,590
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			612,590
TOTAL JUST VALUE			685,557
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			556,900

QUALITY	CD	QUALITY LEVEL
03	03	Quality Level 03

DOR CODE	CD	SINGLE FAMILY
0100	01	SINGLE FAMILY

MAP NUM	MKT AREA	CD
		01

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	117	15	2009	18	1,789
BAL	164	15	2009	25	2,485
BAL	177	15	2009	27	2,684
BAS	1,064	100	1993	1,064	105,743
FEP	184	80	2009	147	14,609
FOP	69	30	2009	21	2,087
FSP	431	40	2009	172	17,094
FST	454	55	2009	250	24,846
SFB	52	80	2009	42	4,174
STR	54	10	2009	5	497
TOTALS	3,360			2,009	199,659

** This building has 14 Sub-Areas
3433 1ST AVE, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101916	H/AC	5,000	11/04/2010
20090624	ELEC OTHER	1,600	05/21/2009
20090501	REPAIR/RRF	6,855	04/23/2009
20090357	XFOB	40,000	03/18/2009
20090358	REPAIR/RRF	700	03/18/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2774/1839	3/14/2025	WD Q	Q	I	02	743,600

GRANTOR: MCELHANNON TIMOTHY SE
GRANTEE: KINNEY STEPHEN V &
2207/0034 6/26/2018 WD Q I 02 393,500
GRANTOR: CLARK HORACE B III &
GRANTEE: MCELHANNON TIMOTHY

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

BUILDING NOTES	
BAL=[YR=2009] W7 STR=[YR=2009] N8 E6 N4 W10 S8 W3 S4 E7\$ W7 N7 W11 FSP=[YR=2009] W25 S24 E2 BAL=[YR=2009] S10 E6 S16 E4 FOP=[YR=2009] E23 BAL=[YR=2009] E3 N2 E6 STR=[YR=2009] E3 S6 E6 N4 W3 N6 W6 S4\$ N4 E6 N5 BAS=[YR=1993] N28 W38 S28 E38\$ W15 S11\$ N3 W23 S3\$ N3 FEP=[YR=2009] E23 N8 W23 S8\$ N23 W10\$ E10 N13 E13 N11\$ S11 E25 N4\$ PTR=E15 UST=[YR=2009] E4 UGR=[YR=2009] E12 UST=[YR=2009] E3 SFB=[YR=2009] E4 FST=[YR=2009] E15 S27 W12 N1 W7 N13 E4 N13\$ S13 W4 N13\$ S13 W3 N13\$ S13 E3 S13 W3 S1 W16 N14 E4 N13\$ S13 W4 N13\$ W15\$.	

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	0811	CONCRETE B	0	0	0	0	760.00	SF	5.20	5.20	100	1980	1980	3	30	1,186	
2	0811	CONCRETE B	0	0	0	0	703.00	SF	5.20	5.20	100	1999	1999	3	75	2,742	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	
4	1241	WD DECK G	0	0	5	10	50.00	UT	11.50	11.50	100	2008	2008	3	48	276	
5	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2008	2008	3	31	74	

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	DPTH 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	0		R-2	100.00	100.00	100.00	FF		1.00	1.00	0.80	6,000.00	4,800.00	480,000							