

BLOCK 21 LOTS 5 6 & 7
IN OR 2183/1013
SEAVIEW SUB PB 1/7

EATON ROBERT L TRUST & MCDONALD SALLIE TRUST
3523 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0021-0050

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
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			
0900	01	2,993	116.4660	153.74	460,144	2007	2007		0	0	8.00	92.00		

2 SNGL FAM - 100% - 2008 Heated Area: 2547 HX Base Yr 2008

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		423,332	
TOTAL MARKET OB/XF VALUE		8,739	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		882,071	
SOH/AGL Deduction		499,668	
ASSESSED VALUE		382,403	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		331,681	
TOTAL JUST VALUE		882,071	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		749,569	

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	90	15	2007	14	1,980
BAS	1,248	100	2007	1,248	176,519
FGR	533	55	2007	293	41,442
FOP	144	30	2007	43	6,082
FSP	216	40	2007	86	12,164
FUS	361	100	2007	361	51,060
FUS	938	100	2007	938	132,671
PTO	92	5	2007	5	707
STR	20	10	2007	2	282
STR	28	10	2007	3	424
TOTALS	3,670			2,993	423,332

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0850	PEBBLE WLK	0	100	0	110.00	SF	3.50	3.50	100	2007	2007	3	87	335	
3	0850	PEBBLE WLK	0	100	0	515.00	SF	3.50	3.50	100	2007	2007	3	87	1,568	
4	0462	ST/AL FNC	0	100	0	576.00	SF	10.00	10.00	100	2012	2012	3	64	3,686	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121661	STAL	0	08/14/2012
20081279	ADDITION	8,500	08/11/2008
20071837	H/AC	2,807	09/27/2007
20071599	GAS	1,103	08/27/2007
20071472	ELEC OTHER	1,500	08/09/2007
20071242	OTHER	8,000	07/05/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2183/1013	3/13/2018	QC	U	I	11	100	

GRANTOR: EATON ROBERT L & SALL
GRANTEE: EATON ROBERT L & MC
1037/1204 2/14/2002 WD Q I 160,000
GRANTOR: BOSWORTH DONALD A & D
GRANTEE: EATON ROBERT L & SA

LAND DESCRIPTION																								
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-1	75.00	100.00	75.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	450,000							

BUILDING NOTES													
BLD DATE 02/05/2008 DJ LGL DATE 05/08/2025 MLU XF DATE LAND DATE AG DATE INC DATE													

TOTAL OB/XF																
8,739																