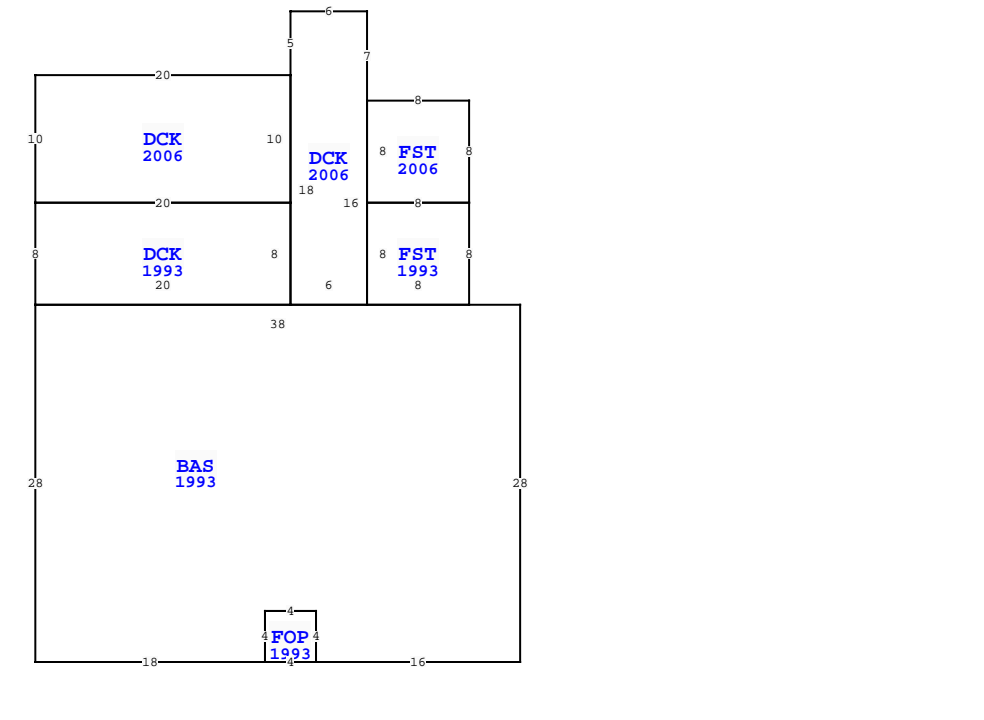


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	1,173	112.9960	113.00	132,549	1977	1982	0	0	0	17.75	82.25



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1993	1,048	97,404
DCK	160	10	1993	16	1,487
DCK	138	10	2006	14	1,301
DCK	200	10	2006	20	1,859
FOP	16	30	1993	5	465
FST	64	55	1993	35	3,253
FST	64	55	2006	35	3,253
TOTALS	1,690			1,173	109,022

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			109,022	
TOTAL MARKET OB/XF VALUE			2,382	
TOTAL LAND VALUE - MARKET			450,000	
TOTAL MARKET VALUE			561,404	
SOH/AGL Deduction			161,326	
ASSESSED VALUE			400,078	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			400,078	
TOTAL JUST VALUE			561,404	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			443,927	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0413/0605	2/01/1984	WD	Q	I		57,000
GRANTOR:						
GRANTEE:						
0242/0540	7/01/1977	WD	U	I		32,000
GRANTOR:						
GRANTEE:						

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	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	0	0	540.00	SF	5.20	5.20	100	1980	1980	3	30	842	

BLD DATE		LGL DATE	05/08/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		
3533 1ST AVE, FERNANDINA BEACH				
TOTAL OB/XF 2,382				

BUILDING NOTES												
FST=[YR=1993] N8 FST=[YR=2006] N8 W8 DCK=[YR=2006] N7 W6 S5 DCK=[YR=2006] W20 S10 DCK=[YR=1993] S8 BAS=[YR=1993] S28 E18 FOP=[YR=1993] E4 N4 W4 S4\$ N4 E4 S4 E16 N28 W38\$ E20 N8 W20\$ E20 N10\$ S18 E6 N16\$ S8 E8\$ W8 S8 E8\$.												

LAND DESCRIPTION													TOTAL OB/XF 2,382												
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	0		R-1	75.00	100.00	75.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	450,000								