

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,570	112.0000	112.00	175,840	1980	1980	0	0	18.25	81.75

1 SINGLE FAM - 100% - 0  
Heated Area: 1196  
HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			143,749
TOTAL MARKET OB/XF VALUE			3,210
TOTAL LAND VALUE - MARKET			480,000
TOTAL MARKET VALUE			626,959
SOH/AGL Deduction			493,020
ASSESSED VALUE			133,939
TOTAL EXEMPTION VALUE	HX HB WX SX		105,722
BASE TAXABLE VALUE			28,217
TOTAL JUST VALUE			626,959
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			500,417

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	1,196	100	1993	1,196	109,506
DCK	96	10	2012	10	916
FEP	144	80	2012	115	10,529
FSP	128	40	1993	51	4,670
UDG	360	55	1993	198	18,129
TOTALS	1,924			1,570	143,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140794	MTLROOF	10,500	04/23/2014

  

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0661/0990	6/17/1992	WD Q	Q	I		88,200

GRANTOR: HAFTEL LARRY & M  
GRANTEE: ROBINSON ROBERT & R  
0420/0254 5/01/1984 WD Q I 69,900  
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	100	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0812	CONCRETE C	0	100	0	1,392.00	SF	4.00	4.00	100	1980	1980	3	30	1,670	

TOTAL OB/XF												3,210				
3625 1ST AVE, FERNANDINA BEACH												BLD DATE		LGL DATE	05/08/2025	MLU
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

BUILDING NOTES											
BUILDING DIMENSIONS											
FSP=[YR=1993] W16 FEP=[YR=2012] W18 DCK=[YR=2012] W12 S8 BAS=[YR=1993] S26 E46 N26 W46\$ E12 N8\$ S8 E18 N8\$ S8 E16 N8\$ PTR=W71 UDG=[YR=1993] W18 S20 E18N20\$E71\$ .											

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-1	100.00	100.00	100.00	FF		1.00	1.00	0.80	6,000.00	4,800.00	480,000							