BLK 24 1,2,3 & 4 OF
SEAVIEW SUB PBK 1/7 & PT OF
TRACT A IN OR 705/454 (EX PT

OWENS ROBERT R EST
3751 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0024-0010

BUILDING CHARACTERISTICS

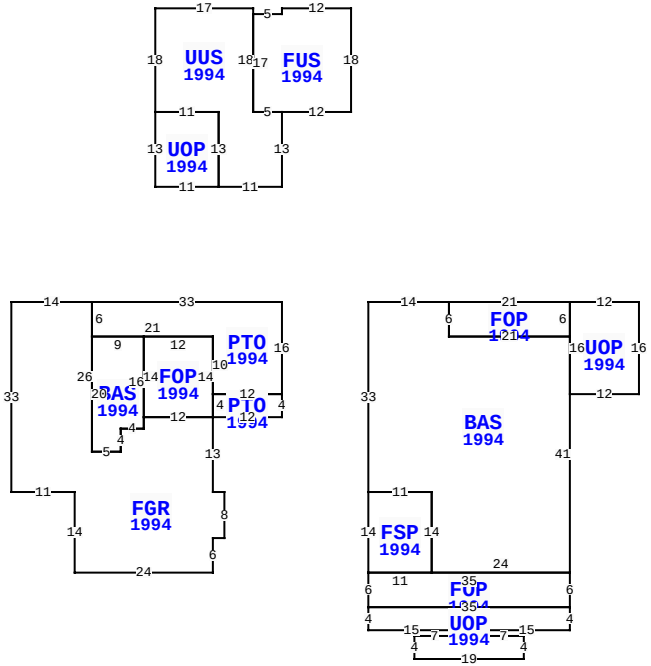
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	164	100	1994	164	15,942
BAS	1,365	100	1994	1,365	132,686
FGR	1,049	55	1994	577	56,088
FOP	126	30	1994	38	3,694
FOP	168	30	1994	50	4,860
FOP	210	30	1994	63	6,124
FSP	154	40	1994	62	6,027
FUS	301	100	1994	301	29,259
PTO	48	5	1994	2	195
PTO	318	5	1994	16	1,556
TOTALS	4,908			2,973	288,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,973	114.3604	114.36	339,992	1994	1994	0	0	0	15.00	85.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1830 HX Base Yr



** This building has 14 Sub-Areas

3751 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	288,993
TOTAL MARKET OB/XF VALUE	4,445
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	893,438
SOH/AGL Deduction	0
ASSESSED VALUE	893,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	893,438
TOTAL JUST VALUE	893,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	730,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130830	ROOF	4,000	04/17/2013
20101710	H/AC	8,500	09/30/2010
B948371	NEW CONSTR	80,000	06/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0454	5/03/1994	QC	Q	V	02	100
GRANTOR: CITY OF FERNANDINA BE						
GRANTEE: OWENS ROBERT R						
0649/0108	2/13/1992	WD	Q	V		23,000
GRANTOR: CASEY ANN J						
GRANTEE: OWENS ROBERT R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W33 FGR=[YR=1994] W14 S33 E11 S14 E24 N6 E2 N8 W2 N13 PTO=[YR=1994] E12 N4 W12 S4 $ FOP=[YR=1994] N14 W12 BAS=[YR=1994] W9 S20 E5 N4 E4 N16 $ S14 E12 $ W12 S2 W4 S4 W5 N26 $ S6 E21 S10 E12 N16 $ PTR= E15 BAS=[YR=1994] E14 FOP=[YR=1994] E21 UOP=[YR=1994] E12 S16 W12 N16 $ S6 W21 N6 $ S6 E21 S41 FOP=[YR=1994] S6 UOP=[YR=1994] S4 W15 S1E7S4W19N4E7N1 W15 N4 E35 $ W35 N6 FSP=[YR=1994] N14E11S14W11$ E35 $ W24 N14 W11 N33 $ W15 $ PTR= N 20 UUS=[YR=1994] N13 FUS=[YR=1994] E12 N18 W12 S1 W5 S17 E5 $ W5 N18 W17 S18 UOP=[YR=1994] S13 E11 N13 W11 $ E11 S13 E11 $ S20 $.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
2	0812	CONCRETE C	0	0	0	0	1,099.00	SF	4.00	4.00	100	1994	1994	3	66	2,901	
3	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	1994	1994	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 4,445

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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-1	100.00	170.00	100.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	600,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS