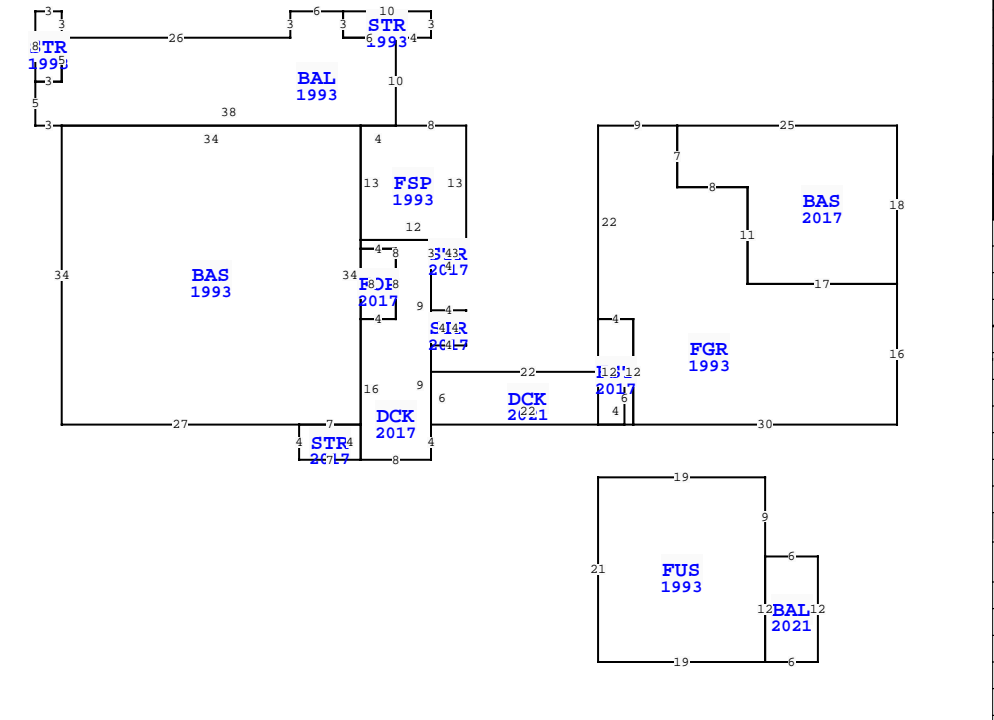


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	
0900	01	2,539	119.6160	157.89	400,883	1983	2007	0	0	0	8.20	91.80



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			368,011
TOTAL MARKET OB/XF VALUE			23,656
TOTAL LAND VALUE - MARKET			510,000
TOTAL MARKET VALUE			901,667
SOH/AGL Deduction			0
ASSESSED VALUE			901,667
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			901,667
TOTAL JUST VALUE			901,667
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			756,811

DOR CODE		MKT AREA			
0100	SINGLE FAMILY		01		
NEIGHBORHOOD/LOC 1044.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	413	15	1993	62	8,986
BAL	72	15	2021	11	1,595
BAS	1,156	100	1993	1,156	167,554
BAS	362	100	2017	362	52,469
DCK	168	10	2017	17	2,464
DCK	132	10	2021	13	1,885
FGR	746	55	1993	410	59,427
FOP	32	30	2017	10	1,450
FSP	156	40	1993	62	8,986
FST	48	55	2017	26	3,768
TOTALS	3,794			2,539	368,011

** This building has 16 Sub-Areas
3978 1ST AV, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210966	ADDITION	0	06/22/2021
20170099	REMODEL	80,000	01/11/2017
20061739	REPAIR/RRF	200	07/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2749/1455	11/07/2024	WD Q	Q	I	02	1,025,000
GRANTOR: DAVID MATTHEW E & KAT						
GRANTEE: OSTROM AMY C						
2648/1396	6/20/2023	WD Q	Q	I	01	975,000
GRANTOR: RIGGAN WILLIAM K JR						
GRANTEE: DAVID MATTHEW E & K						

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	0855	CONC PAVER	0	0	0	0	1,386.00	SF	10.00	10.00	100	2017	2017	3	96	13,306	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
3	0861	POOL GUNIT	0	0	22	15	330.00	SF	85.00	85.00	100	1993	1993	3	20	5,610	
4	0845	KOOL DECK	0	0	0	0	422.00	SF	7.25	7.25	100	2017	2017	3	96	2,937	

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
FSP=[YR=1993] W8 BAL=[YR=1993] N10 STR=[YR=1993] E4 N3 W10 S3 E6\$ W6 N3 W6 S3 W26 STR=[YR=1993] N3 W3 S8 E3 N5\$ S5 W3 S5 E3 BAS=[YR=1993] S34 E27 STR=[YR=2017] S4 E7 DCK=[YR=2017] E8 N4 DCK=[YR=2021] E22 N6 W22 S6\$ N9 STR=[YR=2017] E4 N4 W4 S4\$ N9 STR=[YR=2017] E4 N3 W4 S3\$ N3 W8 S1 FOP=[YR=2017] S8 E4 N8 W4\$ E4 S8 W4 S16\$ N4 W7\$ E7 N34 W34\$ E38\$ W4 S13 E12 N13\$ PTR=E15 FGR=[YR=1993] E9 BAS=[YR=2017] E25 S18 W17 N11 W8 N7\$ S7 E8 S11 E17 S16 W30 FST=[YR=2017] W4 N12 E4 S12\$ N12 W4 N22\$ W15\$ PTR=E15 S40 FUS=[YR=1993] E19 S9 BAL=[YR=2021] E6 S12 W6 N12\$ S12 W19 N21\$ W15 N40\$.												

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-1	85.00	100.00	85.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	510,000								