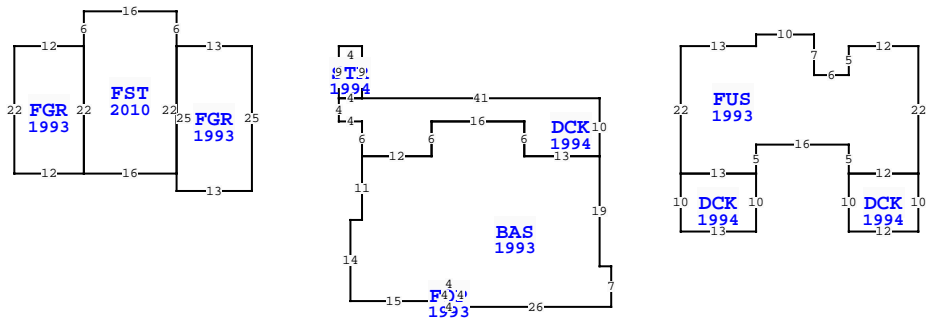


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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			
0100	01	2,624	129.0576	129.06	338,653	1983	1995		0	0	14.25	85.75		
1 SINGLE FAM - 100% - 2024 Heated Area: 1987 HX Base Yr 2024														



Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1044.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,175	100
DCK	120	10
DCK	130	10
DCK	330	10
FGR	264	55
FGR	325	55
FOP	16	30
FST	448	55
FUS	812	100
STR	36	10
TOTALS	3,656	

3988 1ST AVE, FERNANDINA BEACH													
BLD DATE				LGL DATE				05/08/2025		MLU			
XF DATE				LAND DATE									
INC DATE				AG DATE									

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
1	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	1983	1983	3
2	0810	CONCRETE A	0	100	0	0	174.00	SF	6.50	6.50	100	1990	1990	3
3	0811	CONCRETE B	0	100	0	0	437.00	SF	5.20	5.20	100	1990	1990	3

TOTAL OB/XF													
3,268													

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
1	000100	C	RES	100		R-1	85.00	100.00	85.00	FF		1.00	1.00	1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
6,000.00	6,000.00	510,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			290,395
TOTAL MARKET OB/XF VALUE			3,268
TOTAL LAND VALUE - MARKET			510,000
TOTAL MARKET VALUE			803,663
SOH/AGL Deduction			330,371
ASSESSED VALUE			473,292
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			422,570
TOTAL JUST VALUE			803,663
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			663,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1000	12/14/2022	WD Q	Q	I	01	825,000
GRANTOR: FOGARTY HANNELORE R &						
GRANTEE: GREGG KEVIN & LYNDA						
2147/1867	9/22/2017	WD Q	Q	I	01	375,000
GRANTOR: WELKER SUZANNE						
GRANTEE: FOGARTY HANNELORE R						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=1993] W13 FST=[YR=2010] N6 W16 S6 FGR=[YR=1993] W12 S22 E12 N22\$ S22 E16 N22\$ S25 E13 N25\$ PTR=E15 STR=[YR=1994] E4 S9 DCK=[YR=1994] E41 S10 BAS=[YR=1993] S19 E2S7 W26 POP=[YR=1993] W4 N4 E4 S4\$ N4W4 S3 W15 N14 E2 N11 E12 N6 E16 S6 E13\$ W13 N6 W16 S6 W12 N6 W4 N4 E4\$ W4 N9\$ W15\$ PTR=E74 FUS=[YR=1993] E13 N2 E10 S7 E6 N5 E12 S22 DCK=[YR=1994] S10 W12N10 E12\$ W12 N5 W16 S5 DCK=[YR=1994] S10 W13 N10 E13 \$ W13 N22\$ W74\$.													