

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	12	HARDWOOD 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
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	YEAR
BAS	1,210	100	1993
BAS	240	100	2013
BAS	570	100	2017
FGR	630	55	1993
FOP	36	30	2013
FOP	870	30	2013
FUS	367	100	1993
FUS	260	100	2013
UOP	84	20	1993
TOTALS	4,267		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2017								
Heated Area: 2647						HX Base Yr 2017					

NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		2
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		613,953
TOTAL MARKET OB/XF VALUE		22,315
TOTAL LAND VALUE - MARKET		627,000
TOTAL MARKET VALUE		1,263,268
SOH/AGL Deduction		573,780
ASSESSED VALUE		689,488
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		638,766
TOTAL JUST VALUE		1,263,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,078,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162565	NEW CONSTR	57,789	09/20/2016
20121599	SNRM, FOP	30,000	08/07/2012
B969540	REPAIR/RRF	4,590	01/16/1996
4689	SWIM POOL	8,000	02/11/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/0584	2/01/2016	WD Q	Q	I	01	630,000
GRANTOR: SPANGLER ROBERT E & J						
GRANTEE: SILVESTRI PAUL & EL						
1151/1901	7/09/2003	QC Q	Q	I	01	100
GRANTOR: SPANGLER JUDITH A						
GRANTEE: SPANGLER ROBERT E &						

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	100	0	986.00	SF	7.00	7.00	100	2016	2016	3	95	6,557	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
3	0861	POOL GUNIT	0	100	14	392.00	SF	85.00	85.00	100	1988	1988	3	20	6,664	
4	0855	CONC PAVER	0	100	0	440.00	SF	10.00	10.00	100	2016	2016	3	95	4,180	
5	0820	WOOD WALK	0	100	0	199.00	SF	11.75	11.75	100	2013	2013	3	40	935	
6	1242	WD DECK A	0	100	15	150.00	SF	10.00	10.00	100	2016	2016	3	70	1,050	
7	1242	WD DECK A	0	100	0	209.00	SF	10.00	10.00	100	1991	1991	3	20	418	
8	1242	WD DECK A	0	100	7	21.00	SF	10.00	10.00	100	2013	2013	3	55	116	
9	1242	WD DECK A	0	100	4	28.00	SF	10.00	10.00	100	2013	2013	3	55	154	
10	1242	WD DECK A	0	100	4	36.00	SF	10.00	10.00	100	2013	2013	3	55	198	

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

BUILDING NOTES	
3998 1ST AVE, FERNANDINA BEACH	

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	95.00	100.00	95.00	FF		1.00	1.00	1.10	6,000.00	6,600.00	627,000							

