

LOT 10
IN OR 873/1185
SEAVIEW SUB 2 PB 5/26

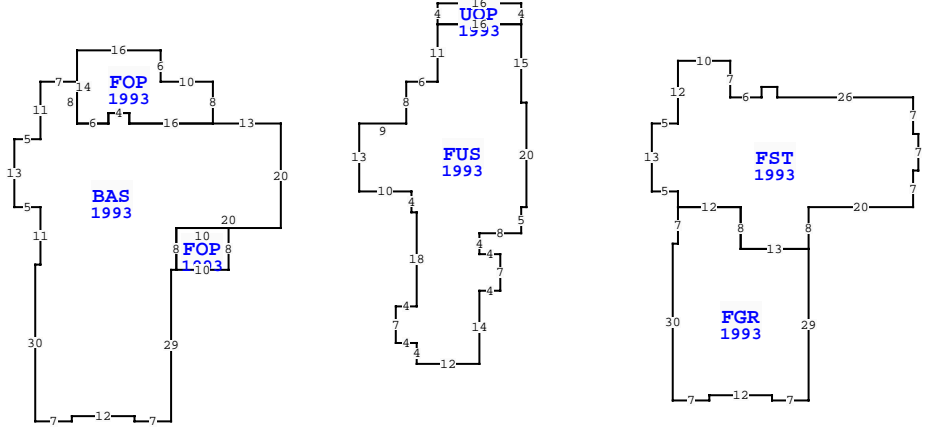
POYNTER TIMOTHY M & THERESA K
3967 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1681-0010-0000

| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 14 WD SHINGLE 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 14 CARPET 70 |
| Interior Floo | 12 HARDWOOD 30 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 4 100 |
| Bathrooms | 3 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 3. 3. 100 |
| Units | 0 100 |
| 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 | 4,540 | 89.4615 | 118.09 | 536,129 | 1990 | 1990 | 0 | 0 | 17.00 | 83.00 | | |
| 1 SNGL FAM - 100% - 2000 | | | | | | | | | | | | | |
| Heated Area: 3295 | | | | | | | | | | | | | |
| HX Base Yr 2000 | | | | | | | | | | | | | |



| Quality | | 02 Quality Level 02 | | | |
|--------------------------|------------------|---------------------|------|--------------|----------------------|
| 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 | 2,000 | 100 | 1993 | 2,000 | 196,029 |
| FGR | 839 | 55 | 1993 | 461 | 45,184 |
| FOP | 80 | 30 | 1993 | 24 | 2,352 |
| FOP | 296 | 30 | 1993 | 89 | 8,723 |
| FST | 1,197 | 55 | 1993 | 658 | 64,493 |
| FUS | 1,295 | 100 | 1993 | 1,295 | 126,929 |
| UOP | 64 | 20 | 1993 | 13 | 1,274 |
| TOTALS | 5,771 | | | 4,540 | 444,987 |

3967 1ST AVE, FERNANDINA BEACH

| | | | | |
|----------|------------|----|-----------|------------|
| BLD DATE | 03/03/2023 | NW | LGL DATE | |
| XF DATE | | | LAND DATE | 05/08/2025 |
| INC DATE | | | AG DATE | MLU |

| 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1990 | 1990 | 3 | 66 | 1,320 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 1,666.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 57 | 3,798 | |
| 3 | 0820 | WOOD WALK | 0 | 100 | 0 | 340.00 | SF | 11.75 | 11.75 | 100 | 1990 | 1990 | 3 | 40 | 1,598 | |

TOTAL OB/XF 6,716

| 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 | % 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 | 90.00 | 160.00 | 90.00 | FF | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 540,000 | | | | | | | |

| NASSAU COUNTY PROPERTY | | | | PAGE 1 of 1 | 2 |
|---------------------------|--|-----------|--|--------------|---|
| VALUATION SUMMARY | | | | | |
| VALUATION BY | | | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | | 444,987 | |
| TOTAL MARKET OB/XF VALUE | | | | 6,716 | |
| TOTAL LAND VALUE - MARKET | | | | 540,000 | |
| TOTAL MARKET VALUE | | | | 991,703 | |
| SOH/AGL Deduction | | | | 541,909 | |
| ASSESSED VALUE | | | | 449,794 | |
| TOTAL EXEMPTION VALUE | | | | HX HB 50,722 | |
| BASE TAXABLE VALUE | | | | 399,072 | |
| TOTAL JUST VALUE | | | | 991,703 | |
| NCON VALUE | | | | 0 | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 835,859 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0873/1185 | 3/09/1999 | WD Q | Q | I | | 370,000 |
| GRANTOR: WALTERS KENNETH R & J | | | | | | |
| GRANTEE: POYNTER TIMOTHY M & | | | | | | |
| 0620/0993 | 3/06/1991 | DG Q | Q | I | 01 | 100 |
| GRANTOR: LANE JUDITH R | | | | | | |
| GRANTEE: WALTERS KEN & JUDIT | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W13 FOP=[YR=1993] N8W10N6W16 S14E6N2E4S2E16\$ W16 N2 W4 S2 W6 N8 W7 S11 W5 S13 E5 S11W1 S30 E7 N1 E12 S1 E7 N29 E1 FOP=[YR=1993] E10N8W10S8\$ N8 E20N20 \$ PTR= E15 FUS=[YR=1993] E9 N8 E6 N11 UOP=[YR=1993] N4E16S4W16\$ E16S15 E1S20 W1S5W8S4E4S7W4S14W12N4W4 N7E4 N18W1N4W10N13 \$ W15 \$ PTR= E71 FST=[YR=1993] E5 N12 E10 S7 E6 N2 E3 S2 E26 S7 E1 S7W1 S7 W20 S8 FGR=[YR=1993] S29W7N1 W12 S1 W7 N30 E1 N7 E12S8 E13 \$ W13 N8 W12 N3 W5 N13 \$ W71 \$. | | | | | | | | | | | | | |