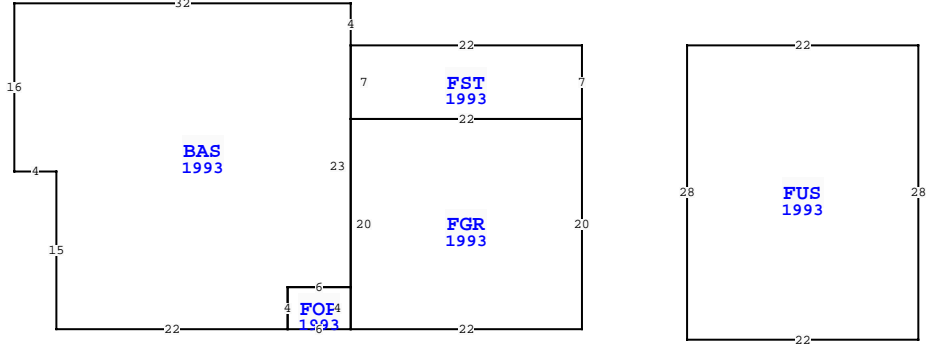


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	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	1,858	116.7180	116.72	216,866	1985	1990		0	0	17.00	83.00	
1 SINGLE FAM - 100% - 0 Heated Area: 1524 HX Base Yr													



Quality	03	Quality Level 03			
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	908	100	1993	908	87,965
FGR	440	55	1993	242	23,444
FOP	24	30	1993	7	678
FST	154	55	1993	85	8,234
FUS	616	100	1993	616	59,677
TOTALS	2,142			1,858	179,999

3917 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				179,999
TOTAL MARKET OB/XF VALUE				9,332
TOTAL LAND VALUE - MARKET				540,000
TOTAL MARKET VALUE				729,331
SOH/AGL Deduction				546,561
ASSESSED VALUE				182,770
TOTAL EXEMPTION VALUE	HX HB WR			55,722
BASE TAXABLE VALUE				127,048
TOTAL JUST VALUE				729,331
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				586,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130626	ROOF	6,720	03/27/2013
20110434	H/AC	1,500	03/28/2011
20110318	OTHER	800	03/07/2011
20071935	REMODEL	19,500	10/12/2007
20071882	REPAIR/RRF	1,800	10/09/2007
6493B	ADDITION	740	04/18/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/82	10/11/2023	QC	U	I	11	100
GRANTOR: MUHICH MICHAEL F & SA						
GRANTEE: MUHICH MICHAEL						
2648/344	6/16/2023	FJ	U	I	11	0
GRANTOR: MUHICH SANDI EST						
GRANTEE: MUHICH MICHAEL						

EXTRA FEATURES														TOTAL OB/XF			
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	0812	CONCRETE C	0	100	0	0	1,959.00	SF	4.00	4.00	100	1985	1985	3	44	3,448	
2	0830	FLAGSTONE	0	100	0	0	487.00	SF	12.00	12.00	100	1991	1991	3	59.5	3,477	
3	1129	STONE 8"	0	100	33	2	66.00	SF	7.88	7.88	100	1991	1991	3	86	447	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
TOTAL OB/XF 9,332																	

BUILDING NOTES													
FST=[YR=1993] W22 BAS=[YR=1993] N4 W32 S16 E4 S15 E22													
FOP=[YR=1993] E6 FGR=[YR=1993] E22 N20 W22 S20\$ N4 W6 S4\$ N4													
E6 N23\$ S7 E22 N7\$ PTR=E10 FUS=[YR=1993] E22 S28 W22 N28\$													
W10\$.													

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	DPHT 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	90.00	160.00	90.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	540,000							