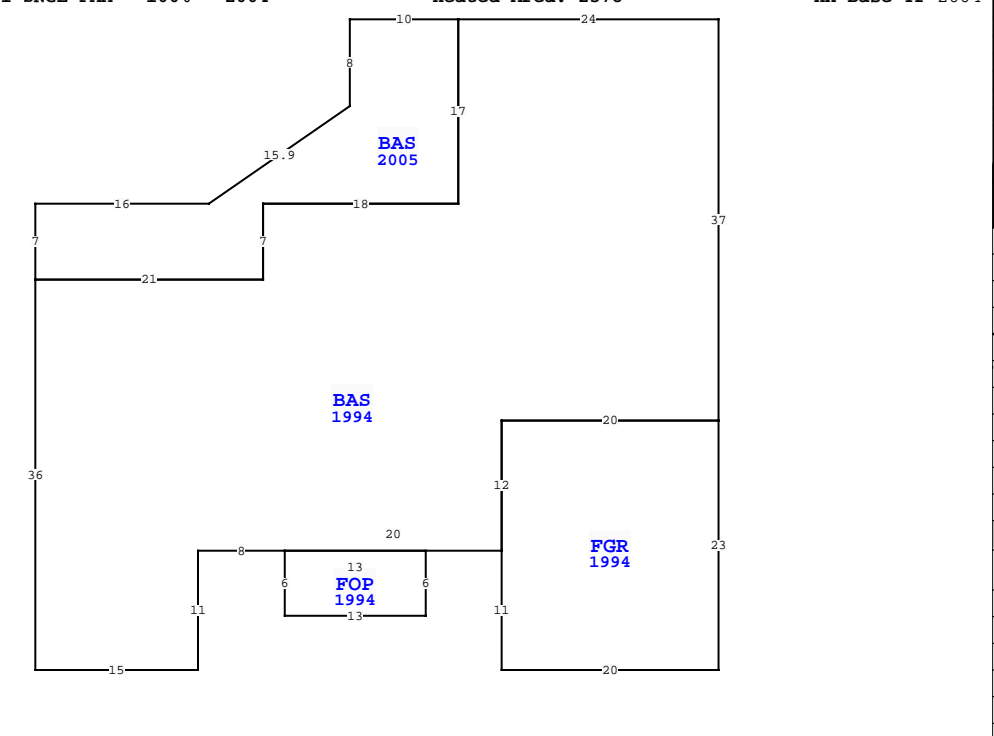


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 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	2,854	108.1940	142.82	407,608	1994	1994	0	0	15.00	85.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			346,467
TOTAL MARKET OB/XF VALUE			31,206
TOTAL LAND VALUE - MARKET			540,000
TOTAL MARKET VALUE			917,673
SOH/AGL Deduction			541,738
ASSESSED VALUE			375,935
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			325,213
TOTAL JUST VALUE			917,673
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			768,132



QUALITY	CD	QUALITY LEVEL			
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	2,202	100	1994	2,202	267,317
BAS	376	100	2005	376	45,645
FGR	460	55	1994	253	30,713
FOP	78	30	1994	23	2,792
TOTALS	3,116			2,854	346,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101907	H/AC	6,000	11/03/2010
20070243	XFOB	5,610	02/09/2007
20062436	SWIM POOL	64,200	11/01/2006
20051499	REMODEL	1,000	04/01/2005
20051239	REMODEL	15,000	02/14/2005
8178	NEW CONSTR	121,271	03/03/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1079/1505	9/09/2002	WD	Q	I		272,500
GRANTOR: IVEY PAUL A & JUDY						
GRANTEE: DUTTWEILER ROBERT &						
0581/1177	10/17/1989	WD	Q	V		38,000
GRANTOR: NIGRI EDMUND JR						
GRANTEE: IVEY PAUL & JUDY A						

EXTRA FEATURES															3897 1ST AVE, FERNANDINA BEACH		
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	2,485.00	SF	4.00	4.00	100	1994	1994	3	66	6,560	
2	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	1994	1994	3	66	480	
3	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	1994	1994	3	66	129	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
5	1126	CB/STC 8"	0	100	0	0	205.00	SF	8.00	8.00	100	1994	1994	3	66	1,082	
6	0462	ST/AL FNC	0	100	32	4	128.00	SF	10.00	10.00	100	2007	2007	3	44	563	
7	0911	SCRN RM A	0	100	39	24	936.00	SF	17.50	17.50	100	2007	2007	3	27	4,423	
8	0855	CONC PAVR	0	100	0	0	736.00	SF	10.00	10.00	100	2007	2007	3	87	6,403	
9	0861	POOL GUNIT	0	100	24	10	240.00	SF	85.00	85.00	100	2007	2007	3	44	8,976	
TOTAL OB/XF															31,206		

BUILDING NOTES			

BUILDING DIMENSIONS														
BAS=[YR=1994] W24 BAS=[YR=2005] W10 S8 L13 D9 W16 S7 E21 N7 E18 N17\$ S17 W18 S7 W21 S36 E15 N11 E8 FOP=[YR=1994] S6E13 N6 W13 \$ E20 FGR=[YR=1994] S11 E20 N23 W20 S12 \$ N12 E20 N37 \$.														

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