



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,907	100	1993	1,907	200,048
BAS	700	100	2010	700	73,431
FGR	672	55	1993	370	38,814
FOP	24	30	1993	7	734
FOP	49	30	1993	15	1,574
FUS	360	100	1993	360	37,765
PTO	576	5	2007	29	3,042
PTO	255	5	2010	13	1,364
TOTALS	4,543			3,401	356,772

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50
2	0855	CONC PAVER	0	100	0	0	1,753.00	SF	10.00
3	0462	ST/AL FNC	0	100	230	0	920.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00
5	1126	CB/STC 8"	0	100	0	0	536.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100	0006	R1-G	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	3,401	113.5280	149.86	509,674	1984	1984	0	0	10	20.00	70.00
1 SNGL FAM - 100% - 2021												
Heated Area: 2967												
HX Base Yr 2021												
3604 VIA DEL MAR, FERNANDINA BEACH												

BLD DATE	03/12/2008	DJ	LGL DATE	
XF DATE			LAND DATE	05/08/2025
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					356,772				
TOTAL MARKET OB/XF VALUE					23,378				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					730,150				
SOH/AGL Deduction					203,617				
ASSESSED VALUE					526,533				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					475,811				
TOTAL JUST VALUE					730,150				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					664,265				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091315	OTHER	3,200	09/29/2009
20091250	ADDITION	45,000	09/17/2009
20062555	REPAIR/RRF	9,600	11/16/2006
7511	ADDITION	23,263	01/28/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2346/1427	3/12/2020	WD	Q	I	01	490,000	
GRANTOR: BAKER DAVID W							
GRANTEE: DRAGONETTE JASON P							
1495/0167	4/26/2007	WD	Q	I		512,000	
GRANTOR: GILLESPIE RONALD D &							
GRANTEE: BAKER DAVID W & CAR							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2010] W20 S26 D3 L3 BAS=[YR=1993] W7 PTO=[YR=2010] N2 E5 U3 R3 N24 D18 L15 PTO=[YR=2007] W43 S13 FGR=[YR=1993] W18 S28 E24 N28 W6SE6 S3 E23 N5 E7 U7 R7 N4\$ S4 D7 R7 \$ U7 L7 D7 L7 W7 S5 W23 S22 E23 S3 E11 S1FOP=[YR=1993] S4 E6 N4 W6\$ E6 N1 E11N3 E23 N22 W23 N5 \$ S5 E23 N34\$ PTR= E20 FUS=[YR=1993] E4FOP=[YR=1993] N7 E7 S7 W7\$ E11 S12 E15 S7 W15 N2 W15 N17\$ W20\$.									

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