

PT OF TRACT A
EX S-17 & S-18
IN OR 2135/584

EVERTS JANE L/E/
3046 FIRST AVE UNIT A
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-000A-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																	
Exterior Wall	16	WD FR STUC 60	0320	11	2,598	154.5811	154.58	401,599	1999	1999	0	0	0	12.50	87.50	VALUATION BY STANDARD																
Exterior Wall	17	CB STUCCO 40	1 TOWNHOUSE - 100% - 2016										Heated Area: 2304										HX Base Yr 2016									
Roof Structure	03	GABLE/HIP 100											VALUATION SUMMARY																			
Roof Cover	12	MODULAR MT 100											BUILDING MARKET VALUE										351,399									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										6,652									
Interior Floor	14	CARPET 80											TOTAL LAND VALUE - MARKET										240,000									
Interior Floor	11	CLAY TILE 20											TOTAL MARKET VALUE										598,051									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										265,224									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										332,827									
Bedrooms	04	3 100											TOTAL EXEMPTION VALUE										50,722									
Bathrooms	04	3.5 100											BASE TAXABLE VALUE										282,105									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										598,051									
Stories	3.	3. 100	NCON VALUE										0																			
Units	0	0 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										594,558									
Quality															06 Quality Level 06																	
DOR CODE															0100 SINGLE FAMILY																	
MAP NUM															MKT AREA 01																	
NEIGHBORHOOD/LOC															1043.00																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAL	96	15	1999	14	1,894																											
BAS	616	100	1999	616	83,318																											
FGR	464	55	1999	255	34,491																											
FUS	608	100	1999	608	82,237																											
FUS	1,080	100	1999	1,080	146,078																											
PTO	144	5	1999	7	947																											
UOP	88	20	1999	18	2,434																											
TOTALS	3,096			2,598	351,399																											
EXTRA FEATURES															3046 1ST AVE A, 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	0810	CONCRETE A	0	100	40	17	680.00	SF	6.50	6.50	100	1999	1999	3	75	3,315																
2	0810	CONCRETE A	0	100	0	0	103.00	SF	6.50	6.50	100	1999	1999	3	75	502																
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835																
TOTAL OB/XF 6,652																																
LAND DESCRIPTION																																
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-3	40.00	120.00	40.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	240,000															
REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/30/2025 BY SYS																																