PT OF TRACT A
IN OR 2125/1368
EX OR 146/127 & OR 230/86

BUXTON EDITH V &/BEVIER SIDONIE R
3091 1ST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-000A-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

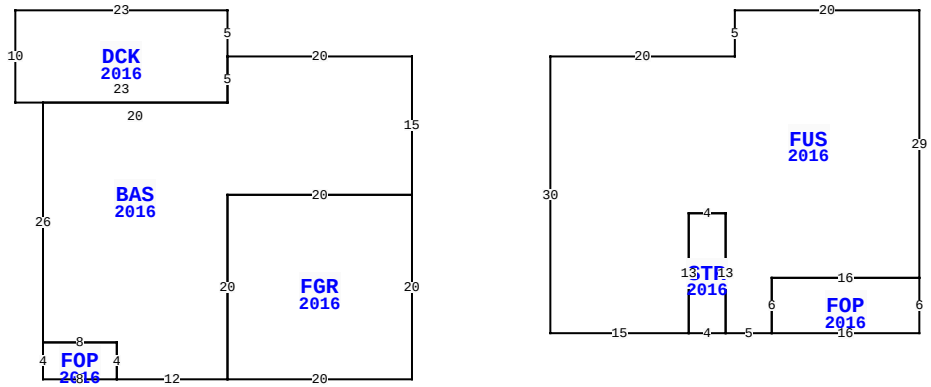
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	2016	868	174,493
DCK	230	10	2016	23	4,623
FGR	400	55	2016	220	44,226
FOP	32	30	2016	10	2,010
FOP	96	30	2016	29	5,830
FUS	1,152	100	2016	1,152	231,586
STR	52	10	2016	5	1,006
TOTALS	2,830			2,307	463,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,307	157.8192	208.32	480,594	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 0% - 0 Heated Area: 2020 HX Base Yr



3091 1ST AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	463,773
TOTAL MARKET OB/XF VALUE	3,898
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	677,671
SOH/AGL Deduction	138,975
ASSESSED VALUE	538,696
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	538,696
TOTAL JUST VALUE	677,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	602,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160245	NEW CONSTR	248,707	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/1368	6/09/2017	WD	Q	I	01	425,000
GRANTOR: RIVER GREEN ESTATES L						
GRANTEE: BUXTON EDITH V & SI						
1977/1656	4/30/2015	WD	Q	V	01	53,000
GRANTOR: CABELL JOHN W & LORI						
GRANTEE: RIVER GREEN ESTATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 DCK=[YR=2016] N5 W23 S10 E23 N5$ S5 W20 S26 FOP=[YR=2016] S4 E8 N4 W8$ E8 S4 E12FGR=[YR=2016] E20 N20 W20 S20$ N20 E20 N15$ PTR= E15 FUS=[YR=2016] E20 N5 E20 S29 FOP=[YR=2016] S6 W16 N6 E16$ W16 S6 W5 STR=[YR=2016] W4 N13 E4 S13$ N13 W4 S13 W15 N30. W15$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20	5.20	100	2016	2016	3	95	3,280	
2	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2016	2016	3	95	618	

LAND DESCRIPTION

TOTAL OB/XF 3,898

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		R-2	50.00	80.00	50.00	FF		1.00	1.00	0.70	6,000.00	4,200.00	210,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS