IN OR 659 PG 708
ESMT MAINT AGMT PT OR 661/336
EX 3-3

BRYAN DAVID L III & NANCY T
96038 AZALEA LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

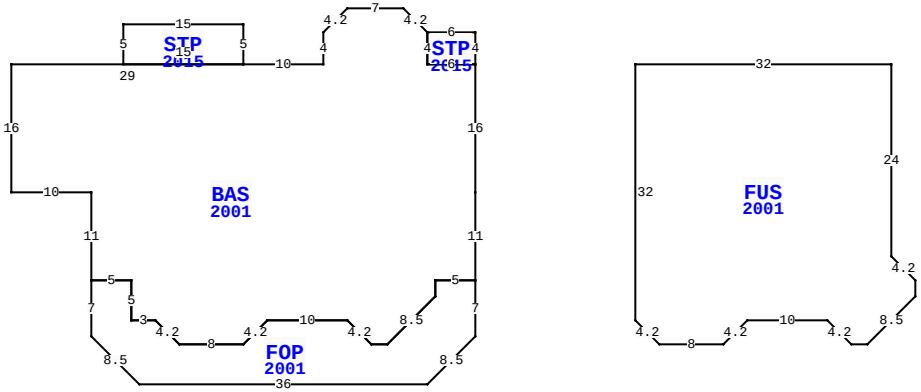
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	2001	1,772	243,281
FOP	355	30	2001	106	14,553
FUS	1,087	100	2001	1,087	149,236
STP	24	10	2015	2	275
STP	75	10	2015	8	1,098
TOTALS	3,313			2,975	408,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,975	116.8608	154.26	458,924	2001	2001	0	0	0	11.00	89.00

2 SNGL FAM – 100% - 2002 Heated Area: 2859 HX Base Yr 2002



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

96038 AZALEA LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		431,538
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		174,800
TOTAL MARKET VALUE		609,278
SOH/AGL Deduction		288,582
ASSESSED VALUE		320,696
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,974
TOTAL JUST VALUE		609,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905989	NEW CONSTR	180,600	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0659/0708	5/22/1992	WD	Q	V		45,000

GRANTOR: SCOTT GLADYS THELMA
GRANTEE: BRYAN DAVID III & N

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] N16 STP=[YR=2015] N4 W6 S4 E6$ W6 N4 U3 L3 W7 L3 D3 S4 W10 STP=[YR=2015] N5 W15 S5 E15$ W29 S16 E10 S11 FOP=[YR=2001] S7 D6 R6 E36 R6 U6 N7 W5 S2 D6 L6 W2 L3 U3 W10 L3 D3 W8 U3 L3 W3 N5 W5$ E5 S5 E3 R3 D3 E8 U3 R3 E10 R3 D3 E2 R6 U6 N2 E5 N11$ PTR= E20 N16 FUS=[YR=2001] E32 S24 R3 D3 S2 D6 L6 W2 U3 L3 W10 D3 L3 W8 U3 L3 N32$ S16 W20$.

LAND DESCRIPTION

TOTAL OB/XF 2,940

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		RSF-1	0.00	0.00	1.84	AC		1.00	1.00	0.95	100,000.00	95,000.00	174,800							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 1.84 Total Land Value: 174,800 Market: 0 Agricultural: 0 Common: 174,800 PRINTED 07/30/2025 BY SYS

IN OR 659 PG 708
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NASSAU COUNTY PROPERTY

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

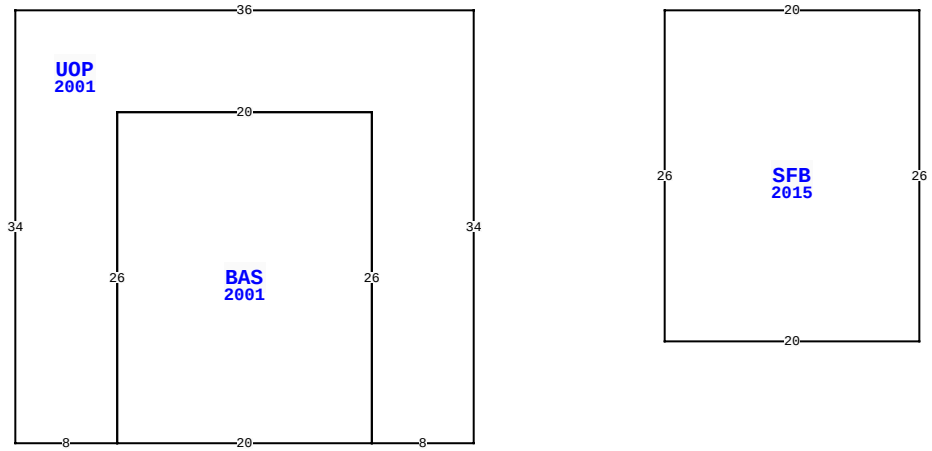
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	2001	520	11,152
SFB	520	80	2015	416	8,921
UOP	704	20	2001	141	3,024
TOTALS	1,744			1,077	23,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,077	92.0000	34.04	36,661	2001	2001	0	0	0	37.00	63.00

3 GARAGE RES – 100% - 2002 Heated Area: 936 HX Base Yr 2002



96038 AZALEA LN, FERNANDINA BEACH

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GRANTOR: SCOTT GLADYS THELMA
GRANTEE: BRYAN DAVID III & N

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2001] W36 S34 E8 BAS=[YR=2001] E20 N26 W20 S26 $ N26 E20 S26 E8 N34 $ PTR= E15 SFB=[YR=2015] E20 S26 W20 N26 $ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/19/2023 BY DJA Total Acres: 1.84 Total Land Value: 174,800 Market: 0 Agricultural: 0 Common: 174,800 PRINTED 07/30/2025 BY SYS