BLK 24 LOTS 5,6,7 & 8 OF
SEAVIEW SUB PBK 1/7 & PT OF
TRACT A IN OR 915/1003 OF

TYSON JACQUELINE L REV TRUST/TYSON JACQUELINE L TR
3785 1ST AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1680-0024-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

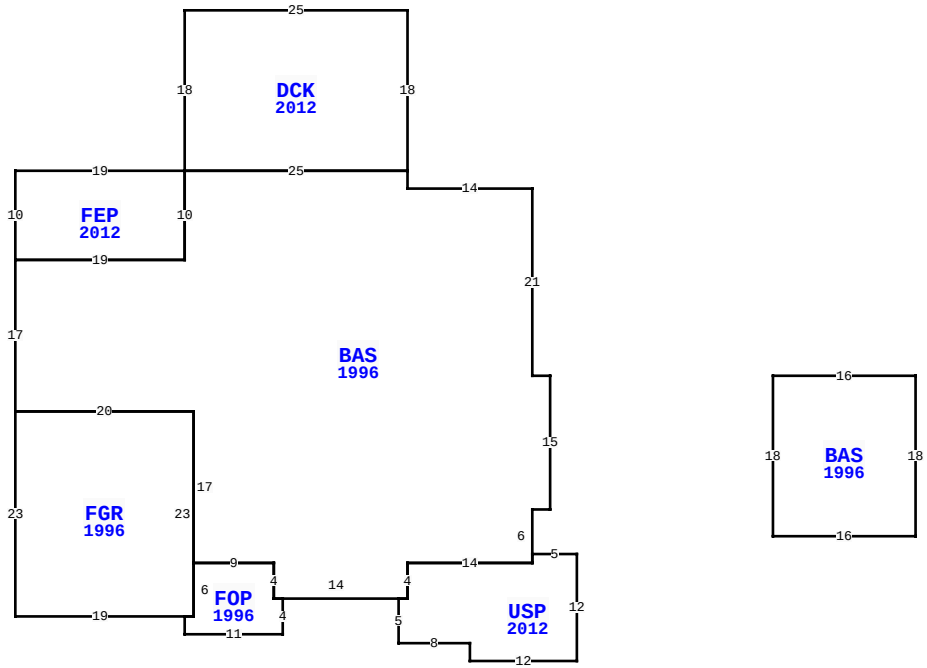
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1044.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	1996	288	33,474
BAS	2,084	100	1996	2,084	242,221
DCK	450	10	2012	45	5,230
FEP	190	80	2012	152	17,667
FGR	460	55	1996	253	29,406
FOP	78	30	1996	23	2,674
USP	205	30	2012	62	7,206
TOTALS	3,755			2,907	337,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,907	97.7976	135.94	395,178	1996	1996	0	0	0	14.50	85.50

1 SNGL FAM 100% - 1997 Heated Area: 2372 HX Base Yr 1997



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

3785 1ST AV, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		337,877
TOTAL MARKET OB/XF VALUE		3,808
TOTAL LAND VALUE - MARKET		675,000
TOTAL MARKET VALUE		1,016,685
SOH/AGL Deduction		706,209
ASSESSED VALUE		310,476
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		259,065
TOTAL JUST VALUE		1,016,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,010,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122553	SCREN	2,000	12/20/2012
20122467	REMODEL	1,000	12/07/2012
20122447	WINDOW	14,000	12/06/2012
B9610015	NEW CONSTR	97,072	09/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2373/1219	7/01/2020	WD	U	I	11	100
GRANTOR: TYSON JACQUELINE L						
GRANTEE: TYSON JACQUELINE L						
2337/0617	1/20/2020	WD	P	I	98	100
GRANTOR: TYSON JACQUELINE L						
GRANTEE: TYSON JACQUELINE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W2 N21 W14 N2 DCK=[YR=2012] N18 W25 S18 E25$ W25 FEP=[YR=2012] W19 S10 E19 N10 $ S10 W19 S17 FGR=[YR=1996] S23 E19 FOP=[YR=1996] S2E11 N4 W1 N4 W9 S6 W1 $ E1 N23W20 $ E20 S17 E9 S4 E14 USP=[YR=2012] S5 E8 S2 E12 N12 W5 S1 W14 S4 W1$ E1 N4 E14N6 E2 N15 $ PTR=E25 BAS=[YR=1996] E16 S18 W16 N18$ W25$.

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
2	1126	CB/STC 8"	0	100	0	0	30.00	SF	8.00	8.00	100	1996	1996	3	68	163	
3	0911	SCRN RM A	0	100	0	0	450.00	SF	18.00	18.00	100	2012	2012	3	45	3,645	

LAND DESCRIPTION

TOTAL OB/XF 3,808

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	100		R-1	150.00	60.00	150.00	FF		1.00	1.00	0.75	6,000.00	4,500.00	675,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/09/2026 BY SYS