



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	03	MASONRY 100
Stories	3.	100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

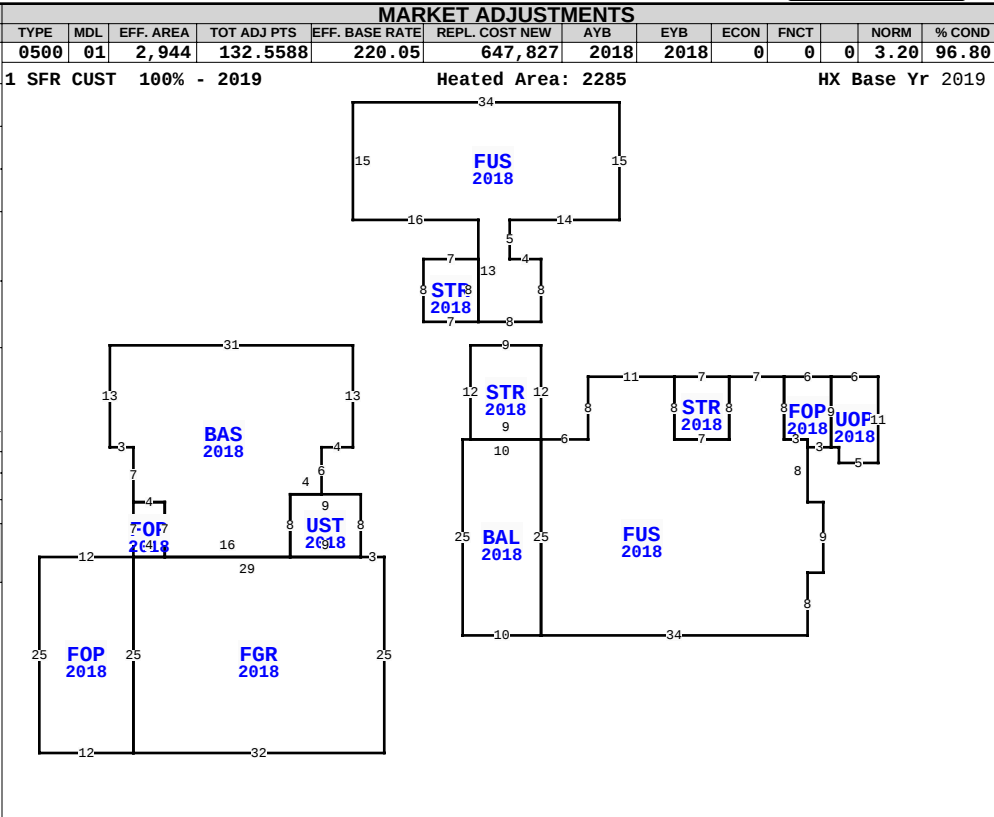
NEIGHBORHOOD/LOC	1044.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	250	15	2018	38	8,094
BAS	679	100	2018	679	144,633
FGR	800	55	2018	440	93,724
FOP	28	30	2018	8	1,704
FOP	51	30	2018	15	3,195
FOP	300	30	2018	90	19,171
FUS	594	100	2018	594	126,527
FUS	1,012	100	2018	1,012	215,565
STR	56	10	2018	6	1,278
STR	56	10	2018	6	1,278
TOTALS	4,070			2,944	627,097

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	97	1,940	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
6	1242	WD DECK A	0	100	0	0	16.00	SF	10.00	10.00	100	2018	2018	3	74	118	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



3948 1ST AV, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2018	2018	3	97	1,940	
100	2018	2018	04	95	47,500	
100	2018	2018	3	74	118	

TOTAL OB/XF			49,558
TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
90.00	FF	1.00	1.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	627,097			
TOTAL MARKET OB/XF VALUE	49,558			
TOTAL LAND VALUE - MARKET	540,000			
TOTAL MARKET VALUE	1,216,655			
SOH/AGL Deduction	487,302			
ASSESSED VALUE	729,353			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	677,942			
TOTAL JUST VALUE	1,216,655			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,186,764			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170911	CO ISSUED	0	01/30/2018
20173087	SWIM POOL	54,000	10/09/2017
20170911	NEW CONSTR	291,613	03/28/2017

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2026/1521	1/29/2016	WD Q V
GRANTOR: ROUTHIER RONALD JAMES		
GRANTEE: BRODSKY ROBERT C &		
0984/0646	5/03/2001	WD Q V
GRANTOR: MILLS BARBARA J		
GRANTEE: ROUTHIER RONALD JAM		

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS		
FUS=[YR=2018;ORIG=24,12]	E6 N8 E11 S8 E7 S8 E3 S8 E2 S9	
W2 S8 W34 N25 \$		
FGR=[YR=2018;ORIG=-28,52]	E32 N25 W3 W29 S25 \$	
BAS=[YR=2018;ORIG=0,0]	W31 S13 E3 S7 E4 S7 E16 N8 E4 N6 E4	
N13 \$		
FUS=[YR=2018;ORIG=0,-31]	E34 S15 W14 S5 E4 S8 W8 N13 W16 N15	
\$		
FOP=[YR=2018;ORIG=-28,27]	W12 S25 E12 N25 \$	
BAL=[YR=2018;ORIG=24,37]	W10 N25 E10 S25 \$	
STR=[YR=2018;ORIG=15,0]	E9 S12 W9 N12 \$	
UST=[YR=2018;ORIG=1,27]	N8 W9 S8 E9 \$	
UOP=[YR=2018;ORIG=61,4]	E6 S11 W5 N2 W1 N9 \$	