LOT 4
SEAVIEW SUB 2 PB 5/26

OSTROM AMY C
712 SPRING LAKE RD
THOMASVILLE, GA 31792

2026

00-00-31-1681-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

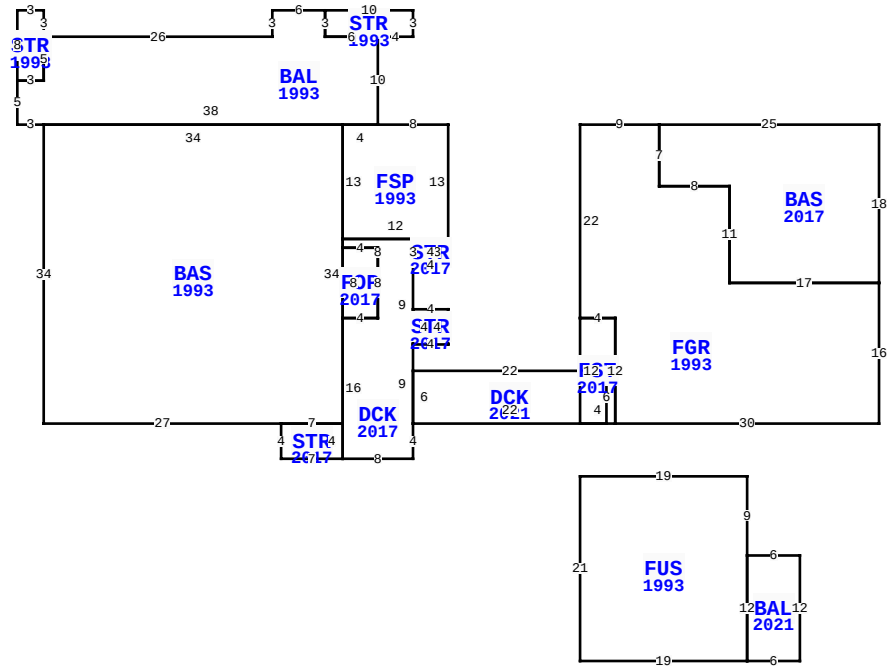
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	413	15	1993	62	9,412
BAL	72	15	2021	11	1,670
BAS	1,156	100	1993	1,156	175,486
BAS	362	100	2017	362	54,953
DCK	168	10	2017	17	2,581
DCK	132	10	2021	13	1,974
FGR	746	55	1993	410	62,240
FOP	32	30	2017	10	1,518
FSP	156	40	1993	62	9,412
FST	48	55	2017	26	3,947
TOTALS	3,794			2,539	385,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,539	119.6160	166.27	422,160	1983	2007	0	0	0	8.70	91.30

1 SNGL FAM 0% - 2025 Heated Area: 1917 HX Base Yr



** This building has 16 Sub-Areas

3978 1ST AV, 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	385,432
TOTAL MARKET OB/XF VALUE	44,215
TOTAL LAND VALUE - MARKET	510,000
TOTAL MARKET VALUE	939,647
SOH/AGL Deduction	0
ASSESSED VALUE	939,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	939,647
TOTAL JUST VALUE	939,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	901,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210966	ADDITION	0	06/22/2021
20170099	REMODEL	80,000	01/11/2017
20061739	REPAIR/RRF	200	07/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2749/1455	11/07/2024	WD	Q	I	02	1,025,000
GRANTOR: DAVID MATTHEW E & KAT						
GRANTEE: OSTROM AMY C						
2648/1396	6/20/2023	WD	Q	I	01	975,000
GRANTOR: RIGGAN WILLIAM K JR						
GRANTEE: DAVID MATTHEW E & K						

BUILDING NOTES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1993	1993	04	85	42,500	

BUILDING DIMENSIONS

FSP=[YR=1993] W8 BAL=[YR=1993] N10 STR=[YR=1993] E4 N3 W10 S3 E6$ W6 N3 W6 S3 W26 STR=[YR=1993] N3 W3 S8 E3 N5$ S5 W3 S5 E3 BAS=[YR=1993] S34 E27 STR=[YR=2017] S4 E7 DCK=[YR=2017] E8 N4 DCK=[YR=2021] E22 N6 W22 S6$ N9 STR=[YR=2017] E4 N4 W4 S4$ N9 STR=[YR=2017] E4 N3 W4 S3$ N3 W8 S1 FOP=[YR=2017] S8 E4 N8 W4$ E4 S8 W4 S16$ N4 W7$ E7 N34 W34$ E38$ W4 S13 E12 N13$ PTR=E15 FGR=[YR=1993] E9 BAS=[YR=2017] E25 S18 W17 N11 W8 N7$ S7 E8 S11 E17 S16 W30 FST=[YR=2017] W4 N12 E4 S12$ N12 W4 N22$ W15$ PTR=E15 S40 FUS=[YR=1993] E19 S9 BAL=[YR=2021] E6 S12 W6 N12$ S12 W19 N21$ W15 N40$.

LAND DESCRIPTION

TOTAL OB/XF 44,215

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-1	85.00	100.00	85.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	510,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 510,000 Market: 0 Agricultural: 0 Common: 510,000 PRINTED 07/09/2026 BY SYS