LOT 5
SEAVIEW SUB 2 PB 5/26

GREGG KEVIN & LYNDA
3988 1ST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1681-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	06	Quality Level 06

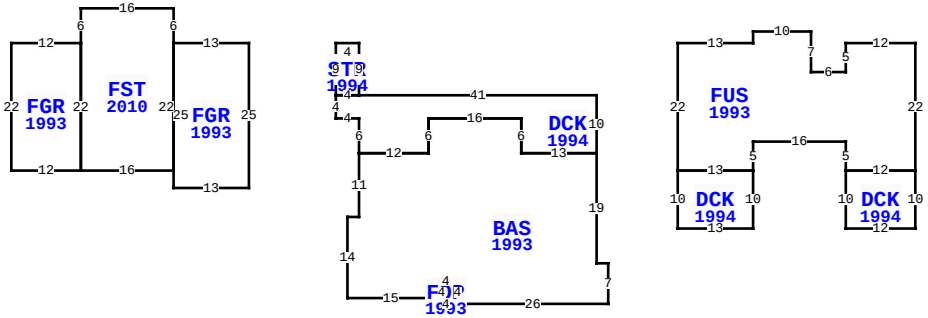
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100	1993	1,175	135,738
DCK	120	10	1994	12	1,386
DCK	130	10	1994	13	1,502
DCK	330	10	1994	33	3,812
FGR	264	55	1993	145	16,751
FGR	325	55	1993	179	20,678
FOP	16	30	1993	5	578
FST	448	55	2010	246	28,418
FUS	812	100	1993	812	93,804
STR	36	10	1994	4	462
TOTALS	3,656			2,624	303,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,624	129.0576	135.51	355,578	1983	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2024 Heated Area: 1987 HX Base Yr 2024



3988 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		303,130
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		510,000
TOTAL MARKET VALUE		813,130
SOH/AGL Deduction		327,059
ASSESSED VALUE		486,071
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		434,660
TOTAL JUST VALUE		813,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		803,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/1000	12/14/2022	WD	Q	I	01	825,000
GRANTOR: FOGARTY HANNELORE R &						
GRANTEE: GREGG KEVIN & LYNDA						
2147/1867	9/22/2017	WD	Q	I	01	375,000
GRANTOR: WELKER SUZANNE						
GRANTEE: FOGARTY HANNELORE R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W13 FST=[YR=2010] N6 W16 S6 FGR=[YR=1993] W12 S22 E12 N22$ S22 E16 N22$ S25 E13 N25$ PTR=E15 STR=[YR=1994] E4 S9 DCK=[YR=1994] E41 S10 BAS=[YR=1993] S19 E2S7 W26 FOP=[YR=1993] W4 N4 E4 S4$ N4W4 S3 W15 N14 E2 N11 E12 N6 E16 S6 E13$ W13 N6 W16 S6 W12 N6 W4 N4 E4$ W4 N9$ W15$ PTR=E74 FUS=[YR=1993] E13 N2 E10 S7 E6 N5 E12 S22 DCK=[YR=1994] S10 W12N10 E12$ W12 N5 W16 S5 DCK=[YR=1994] S10 W13 N10 E13 $ W13 N22$ W74$.

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
1	000100	C	RES	100		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