

LOT 6
IN OR 2026/584
SEAVIEW SUB 2 PB 5/26

SILVESTRI PAUL & ELISABETH
3998 1ST AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1681-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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		

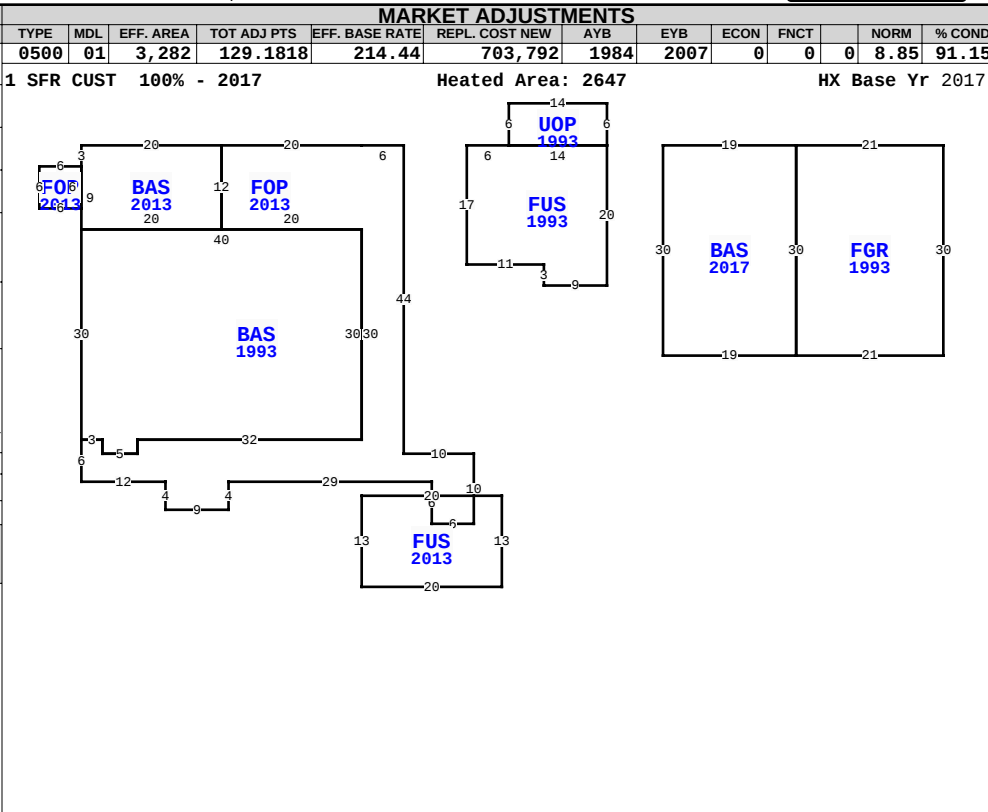
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,210	100	1993	1,210	236,509
BAS	240	100	2013	240	46,911
BAS	570	100	2017	570	111,414
FGR	630	55	1993	346	67,630
FOP	36	30	2013	11	2,150
FOP	870	30	2013	261	51,016
FUS	367	100	1993	367	71,734
FUS	260	100	2013	260	50,820
UOP	84	20	1993	17	3,322

TOTALS	4,267			3,282	641,506
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00
5	0820	WOOD WALK	0	100	0	0	199.00	SF	11.75	11.75
6	1242	WD DECK A	0	100	15	10	150.00	SF	10.00	10.00
7	1242	WD DECK A	0	100	0	0	209.00	SF	10.00	10.00
8	1242	WD DECK A	0	100	7	3	21.00	SF	10.00	10.00
9	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00
10	1242	WD DECK A	0	100	4	9	36.00	SF	10.00	10.00
11	1076	TRELLIS A	0	100	6	5	30.00	SF	7.50	7.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100		R-1	95.00	100.00	95.00	FF

REVIEW DATE 01/01/2023 BY CD



3998 1ST AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF										
47,259										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00
5	0820	WOOD WALK	0	100	0	0	199.00	SF	11.75	11.75
6	1242	WD DECK A	0	100	15	10	150.00	SF	10.00	10.00
7	1242	WD DECK A	0	100	0	0	209.00	SF	10.00	10.00
8	1242	WD DECK A	0	100	7	3	21.00	SF	10.00	10.00
9	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100		R-1	95.00	100.00	95.00	FF

Total Acres: 0.00 Total Land Value: 627,000 Market: 0 Agricultural: 0 Common: 627,000

NASSAU COUNTY PROPERTY										
PAGE 1 of 1										
VALUATION BY					STANDARD					
Tax Group: 2					Tax Dist:					
BUILDING MARKET VALUE					641,506					
TOTAL MARKET OB/XF VALUE					47,259					
TOTAL LAND VALUE - MARKET					627,000					
TOTAL MARKET VALUE					1,315,765					
SOH/AGL Deduction					607,661					
ASSESSED VALUE					708,104					
TOTAL EXEMPTION VALUE					51,411					
BASE TAXABLE VALUE					656,693					
TOTAL JUST VALUE					1,315,765					
NCON VALUE					0					
INCOME VALUE										
PREVIOUS YEAR MKT VALUE					1,263,268					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162565	NEW CONSTR	57,789	09/20/2016
20121599	SNRM, FOP	30,000	08/07/2012
B969540	REPAIR/RRF	4,590	01/16/1996
4689	SWIM POOL	8,000	02/11/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/0584	2/01/2016	WD	Q	I	01	630,000
GRANTOR: SPANGLER ROBERT E & J						
GRANTEE: SILVESTRI PAUL & EL						
1151/1901	7/09/2003	QC	Q	I	01	100
GRANTOR: SPANGLER JUDITH A						
GRANTEE: SPANGLER ROBERT E &						

BUILDING NOTES										
FOP=[YR=2013] W20 BAS=[YR=2013] W20 S3 FOP=[YR=2013] W6 S6 E6 N6\$ S9 BAS=[YR=1993] S30 E3 S2 E5 N2 E32 N30 W40\$ E20 N12\$ S12 E20 S30 W32 S2 W5 N2 W3 S6 E12 S4 E9 N4 E29 S6 E6 N10 W10 N44 W6\$ PTR= E15 FUS=[YR=1993] E6 UOP=[YR=1993] N6 E14 S6 W14\$ E14 S20 W9 N3 W11 N17\$ W15\$ PTR=E43 BAS=[YR=2017] E19 FGR=[YR=1993] E21 S30 W21 N30\$ S30 W19 N30\$ W43\$ PTR=S50 FUS=[YR=2013] E20 S13 W20 N13\$ N50\$.										

BUILDING DIMENSIONS										
FOP=[YR=2013] W20 BAS=[YR=2013] W20 S3 FOP=[YR=2013] W6 S6 E6 N6\$ S9 BAS=[YR=1993] S30 E3 S2 E5 N2 E32 N30 W40\$ E20 N12\$ S12 E20 S30 W32 S2 W5 N2 W3 S6 E12 S4 E9 N4 E29 S6 E6 N10 W10 N44 W6\$ PTR= E15 FUS=[YR=1993] E6 UOP=[YR=1993] N6 E14 S6 W14\$ E14 S20 W9 N3 W11 N17\$ W15\$ PTR=E43 BAS=[YR=2017] E19 FGR=[YR=1993] E21 S30 W21 N30\$ S30 W19 N30\$ W43\$ PTR=S50 FUS=[YR=2013] E20 S13 W20 N13\$ N50\$.										