

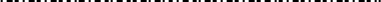
BADIALI MATTHEW J & GRACE A
3977 1ST AVE
FERNANDINA BEACH, FL 32034

00-00-31-1681-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		12	CEDAR 100		0900	01	2,708	128.7000	178.89	484,434	1988	2000		0	0	0	12.50	87.50	VALUATION BY																				
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 100% - 2016										Heated Area: 2625					HX Base Yr 2016					Tax Group: 2					Tax Dist:					STANDARD				
Roof Cover		03	COMP SHNGL 100																						442,818														
Interior Wall		05	DRYWALL 100																						3,639														
Interior Floo		12	HARDWOOD 100																						540,000														
Air Condition		03	CENTRAL 100																						986,457														
Heating Type		04	AIR DUCTED 100																						596,433														
Bedrooms			3 100																						390,024														
Bathrooms			3 100																						51,411														
Frame		02	WOOD FRAME 100																						338,613														
Stories		1.	1. 100																						986,457														
Units			0 100																						0														
BUD8 Adjustme		02	DIST FB 100																						INCOME VALUE														
Occupancy		00	NONE 100																						PREVIOUS YEAR MKT VALUE														
																									972,883														
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																																		
BAS	1,922	100	1993	1,922	300,849																																		
FOP	277	30	2015	83	12,992																																		
FUS	703	100	2015	703	110,040																																		
TOTALS		2,902			2,708	423,880																																	
EXTRA FEATURES						3977 1ST AVE, FERNANDINA BEACH																																	
L N	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	1242	WD DECK A	0 100	0	0	488.00	SF	10.00	10.00	100	2015	2015	3	60	2,928																								
3	0820	WOOD WALK	0 100	0	0	96.00	SF	11.75	11.75	100	1988	1988	3	40	451																								
5	0350	CARPORT WD	0 100	0	0	100.00	SF	13.00	13.00	100	2000	2000	3	20	260																								
LAND DESCRIPTION						TOTAL OB/XF										3,639																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	90.00	160.00	90.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	540,000																						

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2026

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