LOT 10
IN OR 873/1185
SEAVIEW SUB 2 PB 5/26

POYNTER TIMOTHY M & THERESA K
3967 1ST AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1681-0010-0000

BUILDING CHARACTERISTICS

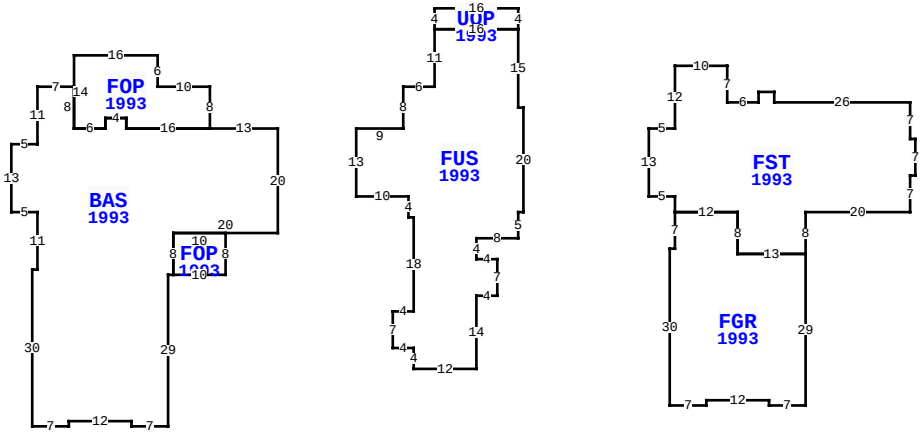
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,000	100	1993	2,000	205,178
FGR	839	55	1993	461	47,293
FOP	80	30	1993	24	2,462
FOP	296	30	1993	89	9,130
FST	1,197	55	1993	658	67,503
FUS	1,295	100	1993	1,295	132,852
UOP	64	20	1993	13	1,334
TOTALS	5,771			4,540	465,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,540	89.4615	124.35	564,549	1990	1990	0	0	0	17.50	82.50

1 SNGL FAM 100% - 2000 Heated Area: 3295 HX Base Yr 2000



3967 1ST AVE, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		465,753
TOTAL MARKET OB/XF VALUE		2,878
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		1,008,631
SOH/AGL Deduction		546,693
ASSESSED VALUE		461,938
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		410,527
TOTAL JUST VALUE		1,008,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		991,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0873/1185	3/09/1999	WD	Q	I		370,000
GRANTOR: WALTERS KENNETH R & J						
GRANTEE: POYNTER TIMOTHY M &						
0620/0993	3/06/1991	DG	Q	I	01	100
GRANTOR: LANE JUDITH R						
GRANTEE: WALTERS KEN & JUDIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] N8W10N6W16 S14E6N2E4S2E16$ W16 N2 W4 S2 W6 N8 W7 S11 W5 S13 E5 S11W1 S30 E7 N1 E12 S1 E7 N29 E1 FOP=[YR=1993] E10N8W10S8$ N8 E20N20 $ PTR= E15 FUS=[YR=1993] E9 N8 E6 N11 UOP=[YR=1993] N4E16S4W16$ E16S15 E1S20 W1S5W8S4E4S7W4S14W12N4W4 N7E4 N18W1N4W10N13 $ W15 $ PTR= E71 FST=[YR=1993] E5 N12 E10 S7 E6 N2 E3 S2 E26 S7 E1 S7W1 S7 W20 S8 FGR=[YR=1993] S29W7N1 W12 S1 W7 N30 E1 N7 E12S8 E13 $ W13 N8 W12 N3 W5 N13 $ W71 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280	
3	0820	WOOD WALK	0	100	0	0	340.00	SF	11.75	11.75	100	1990	1990	3	40	1,598	

LAND DESCRIPTION

TOTAL OB/XF 2,878

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	90.00	160.00	90.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	540,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 07/09/2026 BY SYS