LOT 15
IN OR 426 PG 452
SEAVIEW SUB #2 PB 5/26

MUHICH MICHAEL F
3917 1ST AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1681-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

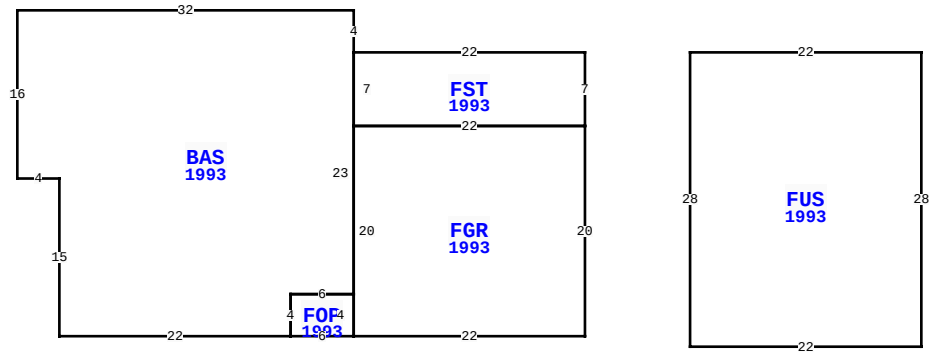
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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
BAS	908	100	1993	908	91,802
FGR	440	55	1993	242	24,467
FOP	24	30	1993	7	708
FST	154	55	1993	85	8,594
FUS	616	100	1993	616	62,280
TOTALS	2,142			1,858	187,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	116.7180	122.55	227,698	1985	1990	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 0 Heated Area: 1524 HX Base Yr



3917 1ST AVE, 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		187,851
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		729,741
SOH/AGL Deduction		542,036
ASSESSED VALUE		187,705
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		131,294
TOTAL JUST VALUE		729,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		729,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130626	ROOF	6,720	03/27/2013
20110434	H/AC	1,500	03/28/2011
20110318	OTHER	800	03/07/2011
20071935	REMODEL	19,500	10/12/2007
20071882	REPAIR/RRF	1,800	10/09/2007
6493B	ADDITION	740	04/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/82	10/11/2023	QC	U	I	11	100
GRANTOR: MUHICH MICHAEL F & SA						
GRANTEE: MUHICH MICHAEL						
2648/344	6/16/2023	FJ	U	I	11	0
GRANTOR: MUHICH SANDI EST						
GRANTEE: MUHICH MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W22 BAS=[YR=1993] N4 W32 S16 E4 S15 E22 FOP=[YR=1993] E6 FGR=[YR=1993] E22 N20 W22 S20$ N4 W6 S4$ N4 E6 N23$ S7 E22 N7$ PTR=E10 FUS=[YR=1993] E22 S28 W22 N28$ W10$.

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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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