

PT OF TRACT A
IN OR 2797/1895
SOUTH BEACH SUB PB 3/11

STEWART DANIEL P & DANIELLE N
3066 1ST AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1720-000A-0031



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND								
Exterior Wall	16	WD FR STUC 70								0100	01	2,268	95.8734	100.67	228,320	1981	1981	0	0	30	22.00	48.00	STANDARD							
Exterior Wall	17	CB STUCCO 30								1 SINGLE FAM 100% - 2026										Heated Area: 1932										
Roof Structure	03	GABLE/HIP 100																		HX Base Yr 2026										
Roof Cover	12	MODULAR MT 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 80																												
Interior Floo	08	SHT VINYL 20																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	2	100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units	0	100																												
BUD8 Adjustme	02	DIST FB 100																												
Occupancy	00	NONE 100																												
Quality	01	Quality Level 01																												
DOR CODE	0100	SINGLE FAMILY																												
MAP NUM		MKT AREA																		01										
NEIGHBORHOOD/LOC	1043.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	340	15	1993	51	2,464																									
BAS	693	100	1993	693	33,487																									
DCK	12	10	1993	1	48																									
FGR	490	55	1993	270	13,047																									
FOP	12	30	1993	4	193																									
FOP	35	30	2007	10	483																									
FUS	1,239	100	1993	1,239	59,870																									
TOTALS	2,821			2,268	109,594																									
EXTRA FEATURES						3066 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	0820	WOOD WALK	0	100	0	0	268.00	SF	11.75	11.75	100	1983	1983	3	40	1,260														
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540														
4	0940	SHEDS/PORT	0	100	5	10	50.00	SF	30.00	30.00	100	1986	1986	3	20	300														
BUILDING DIMENSIONS																														
BAS=[YR=1993] W4 FOP=[YR=2007] U14 L3 W1 FGR=[YR=1993] W35 S14 E35 N14 \$ S14 E4 \$ W47 D14 R2 E22 FOP=[YR=1993] S2 DCK=[YR=1993] S2 E6 N2 W6 \$ E6 N2 W6 \$ E26 R1 U14 PTR=N40 W51 FUS=[YR=1993] E5 U14 R3 BAL=[YR=1993] U10 R2 E32 R2 D10 W36 \$ E36 R3 D14 E4 D14 L1 W48 L2 U14 \$ E51 S40 \$.																														
LAND DESCRIPTION						TOTAL OB/XF												3,100												
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-3	75.00	120.00	75.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	450,000													
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS																														