

KENDRICK LARRY D & PEGGY H
3630 FIRST AVE
FERNANDINA BEACH, FL 32034

11-4S-16-02919-267

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 80

Exterior Wall31VINYL SID 20

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories01NONE 100

Architectual1. 1. 100

Units05CONV 100

Condition Adj030 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC11416.0401.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,3481001,348118,489

FGR4405524221,272

FOP19230585,098

PTO10055440

TOTALS2,0801,653145,299

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT00001,122.00UT1.401.401000031001,571

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR0RSF-10.000.001.00LT1.001.001.0035,000.0035,000.0035,000

REVIEW DATE11/09/2023BYKS

Total Acres: 0.51Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 10/06/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

0100011,653118.2000132.38218,8241993199300033.6066.40

SINGLE FAM0%-0Heated Area: 1348HX Base Yr

Diagram showing lot areas: BAS (23), FGR (20), FOP (32), PTO (10). Dimensions include 22, 20, 26, 32, 10, 12, 4, 6.

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/03/2025MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE145,299

TOTAL MARKET OB/XF VALUE1,571

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE181,870

SOH/AGL Deduction0

ASSESSED VALUE181,870

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE181,870

TOTAL JUST VALUE181,870

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE184,168

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

0820/14754/10/1996WDUUI1169,000

GRANTOR: US DEPT OF VETERANS A

GRANTEE: LARRY D & PEGGY H K

0813/048410/24/1995CTUUI110

GRANTOR: CLERK OF COURT

GRANTEE: SECRETARY OF VETERA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S2 PTO= W10 S10 E10 N10\$ S10 W23 FGR= W22 S20 E22
N20\$ S26 FOP= S6 E32N6 W32\$ E32 N4 E12 N34\$.