LOT 7
IN OR 1611/833
AUTUMN TRACE UNIT 1 PBK 4/91

ANTHONY THOMAS D & SUSAN S
1323 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0125-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

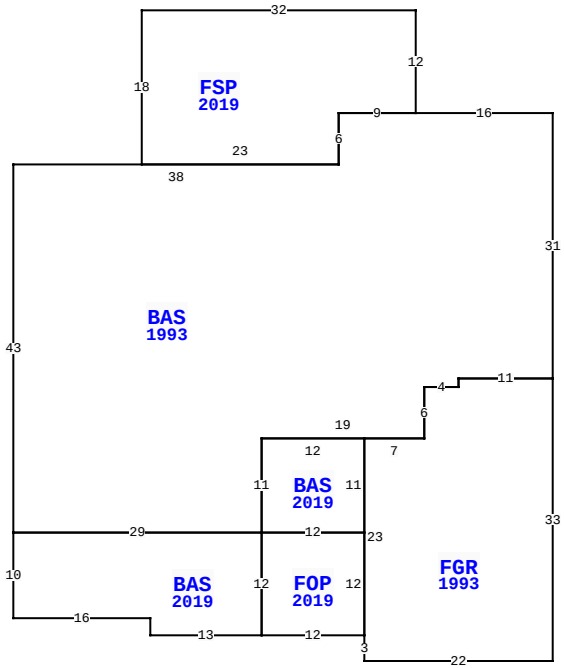
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,384	100	2,384	293,187
BAS	132	100	132	16,234
BAS	316	100	316	38,862
FGR	673	55	370	45,503
FOP	144	30	43	5,288
FSP	522	40	209	25,703
TOTALS	4,171		3,454	424,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,454	107.5158	127.68	441,007	1980	2015	0	0	0	3.68	96.32

1 SNGL FAM – 100% - 2023 Heated Area: 2832 HX Base Yr 2023



1323 AUTUMN TRCE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		424,778
TOTAL MARKET OB/XF VALUE		27,983
TOTAL LAND VALUE - MARKET		560,000
TOTAL MARKET VALUE		1,012,761
SOH/AGL Deduction		0
ASSESSED VALUE		1,012,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		962,761
TOTAL JUST VALUE		1,012,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		898,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016821	REMODEL	100,000	11/09/2022
B1804491	ADDITION	334,000	05/03/2018
B1802735	DEMOLITION	0	04/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1611/0833	3/20/2009	WD	Q	I	01	720,000
GRANTOR: MCCABE ROBERT S & MAR						
GRANTEE: ANTHONY THOMAS D &						
0833/0727	5/11/1998	WD	Q	I		247,500
GRANTOR: VIGERMAN DOLORES A						
GRANTEE: MCCABE ROBERT S & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=2019] N12 W32 S18 E23 N6 E9$ W9 S6 W38 S43 BAS=[YR=2019] S10 E16 S2 E13 FOP=[YR=2019] E12 FGR=[YR=1993] S3 E22 N33 W11 S1 W4 S6 W7 S23$N12 BAS=[YR=2019] N11 W12 S11 E12$ W12 S12$ N12 W29$ E29 N11 E19 N6 E4 N1 E11 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0855	CONC PAVER	0	100	0	0	2,327.00	SF	10.00	10.00	100	2019	2019	3	99	23,037	
4	0810	CONCRETE A	0	100	0	0	123.00	SF	6.50	6.50	100	2019	2019	3	99	792	
5	0810	CONCRETE A	0	100	0	0	379.00	SF	6.50	6.50	100	2019	2019	3	99	2,439	

LAND DESCRIPTION

TOTAL OB/XF 27,983

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	000132	C	SFR RIVER	100		RS-1	100.00	295.00	100.00	FF		1.00	1.00	0.80	7,000.00	5,600.00	560,000							

REVIEW DATE 03/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 560,000 Market: 0 Agricultural: 0 Common: 560,000 PRINTED 08/02/2023 BY SYS