LOT 14
IN OR 2609/1467
AUTUMN TRACE UNIT 2 UNR AS

HORTON PEGGY E REVOCABLE TRUST/HORTON PEGGY EUDINE
1315 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0126-0014-0000

BUILDING CHARACTERISTICS

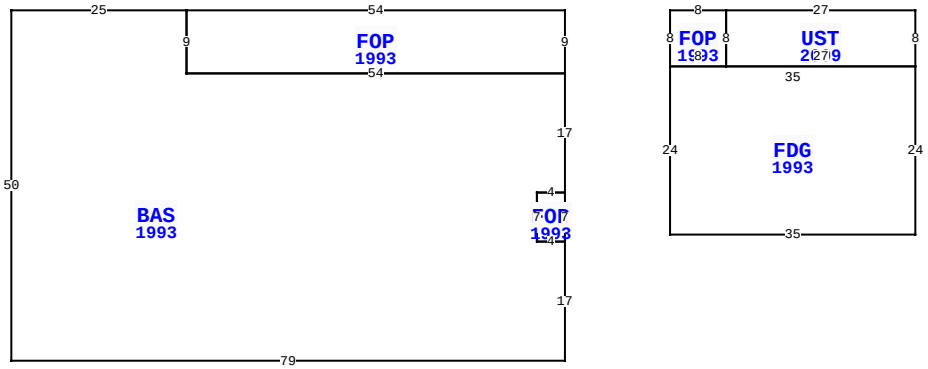
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	3,436	100	3,436	310,730
FDG	840	60	504	45,578
FOP	28	30	8	724
FOP	64	30	19	1,718
FOP	486	30	146	13,204
UST	216	45	97	8,772
TOTALS	5,070		4,210	380,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,210	94.6000	112.34	472,951	1983	1983	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 1984 Heated Area: 3436 HX Base Yr 1984



1315 AUTUMN TRCE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		380,726
TOTAL MARKET OB/XF VALUE		11,926
TOTAL LAND VALUE - MARKET		840,000
TOTAL MARKET VALUE		1,232,652
SOH/AGL Deduction		922,013
ASSESSED VALUE		310,639
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		255,639
TOTAL JUST VALUE		1,232,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,137,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1467	12/14/2022	WD	U	I	11	100

GRANTOR: HORTON PEGGY E

GRANTEE: HORTON PEGGY E 2000

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W54 BAS=[YR=1993] W25 S50 E79 N17 FOP=[YR=1993] N7 W4 S7 E4 $ W4 N7 E4 N17 W54 N9 $ S9 E54 N9 $ PTR= E15 FOP=[YR=1993] E8 UST=[YR=2009] E27 S8 FDG=[YR=1993] S24 W35 N24 E35$ W27 N8$ S8 W8 N8$ W15$.

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	0810	CONCRETE A	0	100	0	0	270.00	SF	6.50	6.50	100	1983	1983	3	44	772	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
3	0812	CONCRETE C	0	100	0	0	2,955.00	SF	4.00	4.00	100	1995	1995	3	72	8,510	
4	1126	CB/STC 8"	0	100	0	0	138.00	SF	8.00	8.00	100	1990	1990	3	62	684	

LAND DESCRIPTION

TOTAL OB/XF 11,926

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	200.00	300.00	200.00	FF		1.00	1.00	0.60	7,000.00	4,200.00	840,000							

REVIEW DATE 04/06/2020 BY DJA Total Acres: 0.00 Total Land Value: 840,000 Market: 0 Agricultural: 0 Common: 840,000 PRINTED 08/02/2023 BY SYS