LOT 1
AUTUMN TRACE OR 2259/572

CRAGER NANCY F TRUST/CRAGER NANCY F TRUSTEE
1369 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0127-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

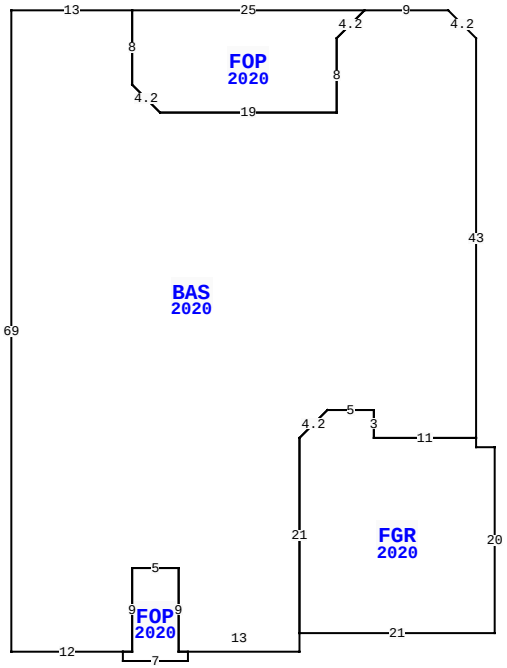
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,702	100	2,702	428,948
FGR	459	55	252	40,006
FOP	52	30	16	2,540
FOP	242	30	73	11,589
TOTALS	3,455		3,043	483,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,043	111.9640	159.55	485,511	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2702 HX Base Yr



1369 AUTUMN TRACE, 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		483,083
TOTAL MARKET OB/XF VALUE		18,820
TOTAL LAND VALUE - MARKET		187,500
TOTAL MARKET VALUE		689,403
SOH/AGL Deduction		0
ASSESSED VALUE		689,403
TOTAL EXEMPTION VALUE	13	689,403
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		689,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909618	NEW CONSTR	359,851	09/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1540	8/11/2022	WD	U	I	11	100
GRANTOR: CRAGER NANCY F						
GRANTEE: CRAGER NANCY F TRUS						
2377/0996	7/07/2020	WD	Q	I	02	650,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: CRAGER MICHAEL ALAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W9 FOP=[YR=2020] W25 S8 D3 R3 E19 N8 U3 R3 $ D3 L3 S8 W19 U3 L3 N8 W13 S69 E12 FOP=[YR=2020] S1 E7 N1 W1 N9 W5 S9 W1$ E1 N9 E5 S9 E13 N2 FGR=[YR=2020] E21 N20 W2 N1 W11 N3 W5 D3 L3 S21$ N21 U3 R3 E5 S3 E11 N43$.

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	0855	CONC PAVER	0	100	0	0	1,750.00	SF	10.00	10.00	100	2020	2020	3	99	17,325	
2	0855	CONC PAVER	0	100	0	0	151.00	SF	10.00	10.00	100	2020	2020	3	99	1,495	

LAND DESCRIPTION

TOTAL OB/XF 18,820

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	0.75	250,000.00	187,500.00	187,500							

REVIEW DATE 05/05/2020 BY DJ Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS