

KEYSTONE CUSTOM HOMES LLC &/CAYMAN BUILDERS INC
26 BELTED KINGFISHER
FERNANDINA BEACH, FL 32034

00-00-30-0300-0002-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 50
Interior Floo13LVT/LAMNT 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame3 100
 2.5 100
02WOOD FRAME 100

Stories Units2. 2. 100
 0 100
BUD8 Adjustme05DIST 1A 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA03
NEIGHBORHOOD/LOC3027.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,1601001,160103,443
FGR3125517215,338
FOP10830322,854
FSP12840514,548
FUS28810028825,682

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,703120.5000108.75185,201198619860018.0082.00

SINGLE FAM - 0% - 0Heated Area: 1448HX Base Yr

FSP 1993
FGR 1993
BAS 1993
FOP 1993
FUS 1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE151,865
TOTAL MARKET OB/XF VALUE2,966
TOTAL LAND VALUE - MARKET250,000
TOTAL MARKET VALUE404,831
SOH/AGL Deduction71,528
ASSESSED VALUE333,303
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE333,303
TOTAL JUST VALUE404,831
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE303,003

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMEI/RSN CDPRICE SALE PRICE

2463/04595/17/2021WDQCI01310,000

GRANTOR: VIVIAN DARRYL CURRIER
GRANTEE: KEYSTONE CUSTOM HOM
1289/17321/21/2005QCUI01100
GRANTOR: FORBES CHARLES A & JO
GRANTEE: VIVIAN DARRYL CURRI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FSP=[YR=1993] N8 W16 S8 E16 \$ W16 S8
FGR=[YR=1993] S24 E13 N24 W13 \$ E13 S24 FOP=[YR=1993] S6 E18
N6 W18 \$ E33 N32 \$ PTR= E15 FUS=[YR=1993] E24 S12 W24 N12 \$
W15 \$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRLCZFRONTDEPTHTOT LND UTUNITDTDPHTFACT% CONDTOTADJUNITPRICELANDVALUEOTHER ADJUSTMENTS AND NOTESTOTAL ACRES DENSITYDECLFRZYRCNSRV

1000100CSFR0RS-1100.00136.001.00UT1.001.001.00250,000.00250,000.00250,000PRINTED 08/02/2023 BY SYS