LOT 10
KENNETH COURT SUB PB 3/50

MCCRANIE DANIEL I & DANIELLE S
1301 QUATTLEFIELD LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0320-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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

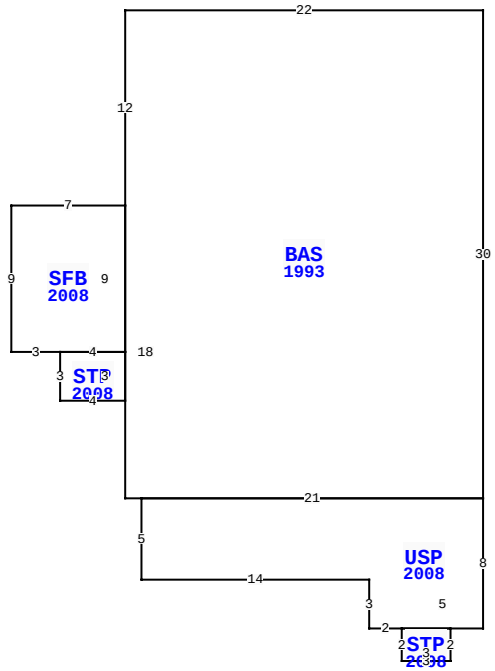
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	50,154
SFB	63	80	50	3,800
STP	6	10	1	76
STP	12	10	1	76
USP	126	30	38	2,888
TOTALS	867		750	56,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	750	109.0000	98.37	73,778	1945	1960	0	0	0	22.75	77.25

1 SINGLE FAM – 0% - 0 Heated Area: 710 HX Base Yr



745 KENNETH CT, FERNANDINA BEACH

BLD DATE	11/20/2008	DJ	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	56,994
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	156,994
SOH/AGL Deduction	9,796
ASSESSED VALUE	147,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,198
TOTAL JUST VALUE	156,994
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21088	ADDITION	20,000	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/1905	12/22/2021	QC	U	I	11	134,600
GRANTOR: MCCRANIE DANIEL I EMP						
GRANTEE: MCCRANIE DANIEL I &						
1448/0751	9/29/2006	WD	U	I	06	100
GRANTOR: TURNER JOEL P ETAL						
GRANTEE: MCCRANIE DANIEL TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S12 SFB=[YR=2008] W7 S9 E3 STP=[YR=2008] S3E4N3W4$ E4 N9$ S18 E1 USP=[YR=2008] S5 E14 S3 E2 STP=[YR=2008] S2E3N2W3$ E5 N8 W21$ E21 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RM	100.00	132.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 08/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS