

BLOCK K LOT 5  
IN OR 1449/1592  
OAK GROVE SUB #3 PB 3/51

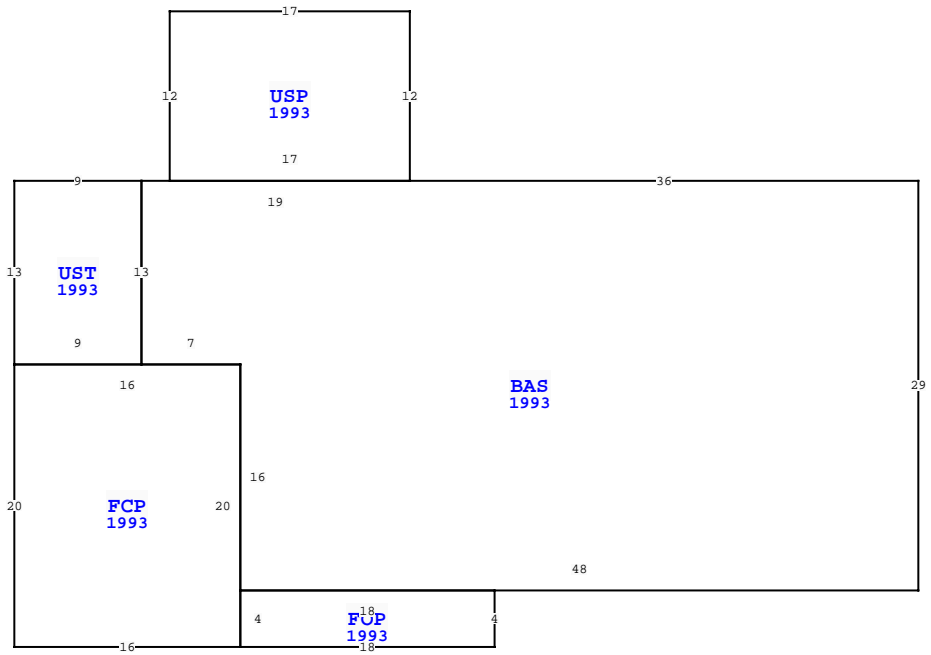
KYZER KELLY L & AMANDA RAE  
1930 CLINCH DRIVE  
FERNANDINA BEACH, FL 32034

**2023**

00-00-30-042D-000K-0050

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |              |
|--------------------------|------------------|---------------|--------------|
| ELEMENT                  | CD               |               |              |
| Exterior Wall            | 15               | CONC BLOCK    | 70           |
| Exterior Wall            | 20               | FACE BRICK    | 30           |
| Roof Structure           | 03               | GABLE/HIP     | 100          |
| Roof Cover               | 03               | COMP SHNGL    | 100          |
| Interior Wall            | 05               | DRYWALL       | 100          |
| Interior Floor           | 14               | CARPET        | 80           |
| Interior Floor           | 08               | SHT VINYL     | 20           |
| Air Condition            | 03               | CENTRAL       | 100          |
| Heating Type             | 04               | AIR DUCTED    | 100          |
| Bedrooms                 |                  | 3             | 100          |
| Bathrooms                |                  | 2             | 100          |
| Frame                    | 03               | MASONRY       | 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         | 2019.00          |               |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | TOT ADJ AREA |
| BAS                      | 1,483            | 100           | 1,483        |
| FCP                      | 320              | 25            | 80           |
| FOP                      | 72               | 30            | 22           |
| USP                      | 204              | 30            | 61           |
| UST                      | 117              | 45            | 53           |
| TOTALS                   | 2,196            |               | 1,699        |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100   | 01  | 1,699     | 104.0000    | 93.86          | 159,468        | 1969 | 1969 | 0    | 0    | 29.97 | 70.03  |
| 1 SINGLE FAM - 100% - 2007 Heated Area: 1483 HX Base Yr 2007 |     |           |             |                |                |      |      |      |      |       |        |



| NASSAU COUNTY PROPERTY    |           |        |             |
|---------------------------|-----------|--------|-------------|
| VALUATION SUMMARY         |           |        | PAGE 1 of 1 |
| VALUATION BY              |           |        | STANDARD    |
| Tax Group: 8              | Tax Dist: |        |             |
| BUILDING MARKET VALUE     |           |        | 111,675     |
| TOTAL MARKET OB/XF VALUE  |           |        | 2,828       |
| TOTAL LAND VALUE - MARKET |           |        | 120,000     |
| TOTAL MARKET VALUE        |           |        | 234,503     |
| SOH/AGL Deduction         |           |        | 106,711     |
| ASSESSED VALUE            |           |        | 127,792     |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000 |             |
| BASE TAXABLE VALUE        |           |        | 77,792      |
| TOTAL JUST VALUE          |           |        | 234,503     |
| NCON VALUE                |           |        | 0           |
| INCOME VALUE              |           |        |             |
| PREVIOUS YEAR MKT VALUE   |           |        | 233,457     |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| B9501933   | XFOB        | 3,400 | 05/01/1995 |

| SALES DATA                   |            |           |       |       |        |            |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1449/1592                    | 10/05/2006 | WD        | Q     | I     |        | 200,000    |
| GRANTOR: SUTTON JEANIE G     |            |           |       |       |        |            |
| GRANTEE: KYZER KELLY L & AMA |            |           |       |       |        |            |
| 0587/0856                    | 1/05/1990  | QC        | U     | I     |        | 100        |
| GRANTOR: SUTTON EUSTIS       |            |           |       |       |        |            |
| GRANTEE: SUTTON JEANIE G     |            |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |     |    |       |    |       |                |           |         |
|----------------|------------|-------------|---------|-----|----|-------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0       | 100 | 12 | 4     |    |       | 48.00          | SF        | 1969    |
| 2              | 0940       | SHEDS/PORT  | 0       | 100 | 10 | 20    |    |       | 200.00         | SF        | 1995    |
| 3              | 0940       | SHEDS/PORT  | 0       | 100 | 6  | 8     |    |       | 48.00          | SF        | 2000    |
| 4              | 0810       | CONCRETE A  | 0       | 100 | 56 | 10    |    |       | 560.00         | SF        | 1980    |

| TOTAL OB/XF |            |             |         |     |    |       |    |       |                |           |         |
|-------------|------------|-------------|---------|-----|----|-------|----|-------|----------------|-----------|---------|
| 2,828       |            |             |         |     |    |       |    |       |                |           |         |
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
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| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-2     | 100.00 | 140.00 | 100.00      | FF        | 1.00 |

| TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1.00    | 1,200.00   | 1,200.00       | 120,000    |                             |      |         |      |     |    |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W36 USP=[YR=1993] N12 W17 S12 E17 \$ W19        |  |  |  |  |  |  |  |  |  |  |  |
| UST=[YR=1993] W9 S13 FCP=[YR=1993] S20 E16 FOP=[YR=1993]      |  |  |  |  |  |  |  |  |  |  |  |
| E18 N4 W18 S4 \$ N20 W16 \$ E9 N13 \$ S13 E7 S16 E48 N29 \$ . |  |  |  |  |  |  |  |  |  |  |  |