

PT OF N1/2 OF LOT 1
IN OR 2246/251 (EX R/W'S IN
OR 1577/484 & OR 2109/991 &

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

2023

00-00-30-0760-0001-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	12	CEDAR 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	02	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100

Quality	06	Quality Level 06
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	2,912	100	2,912	555,396
FGR	1,074	55	591	112,720
FOP	79	30	24	4,578
FSP	804	40	322	61,414
FST	28	55	15	2,861
FUS	622	100	622	118,632
STR	52	10	5	954
UAT	971	10	97	18,501
UOP	8	20	2	381
UOP	25	20	5	954
TOTALS	6,650		4,610	879,250

** This building has 11 Sub-Areas

1301 QUATTLEFIELD LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

L N	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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2016	2016	3	98	1,960
2	0855	CONC PAVER	0	100	0	0		1,043.00	SF 7.00	7.00	100	2016	2016	3	97	7,082
3	0855	CONC PAVER	0	100	0	0		3,196.00	SF 7.00	7.00	100	2016	2016	3	97	21,701
4	0855	CONC PAVER	0	100	0	0		838.00	SF 7.00	7.00	100	2016	2016	3	97	5,690
5	0810	CONCRETE A	0	100	26	6		156.00	SF 6.50	6.50	100	2016	2016	3	97	984

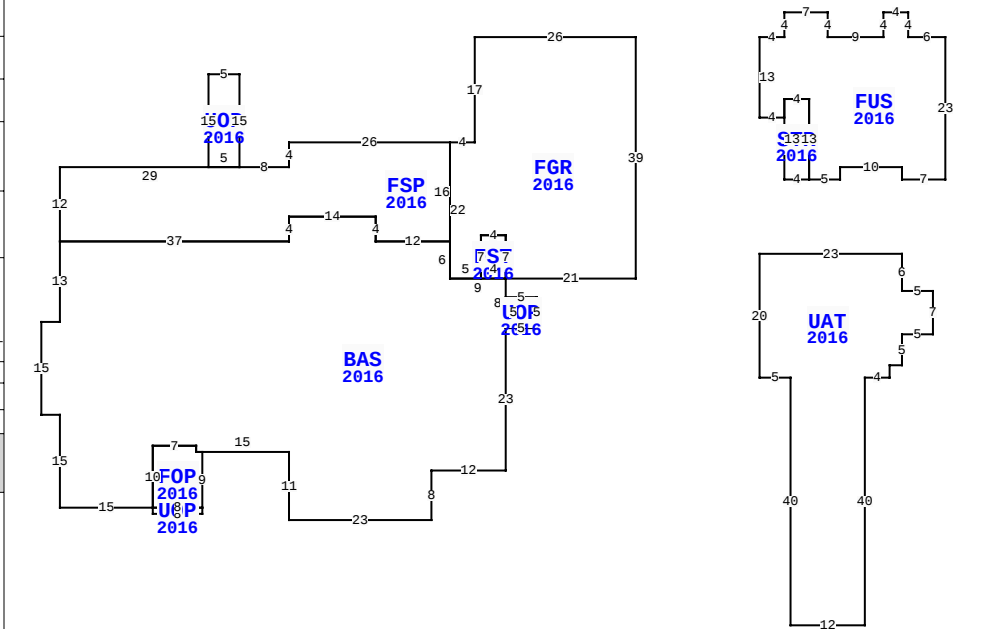
TOTAL OB/XF 37,417

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.20	300,000.00	360,000.00	360,000							

REVIEW DATE 06/17/2020 BY DJ Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 11 4,610 137.6301 196.12 904,113 2016 2016 0 0 2.75 97.25
1 SFR CUST - 100% - 2017 Heated Area: 3534 HX Base Yr 2017



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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		879,250
TOTAL MARKET OB/XF VALUE		37,417
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		1,276,667
SOH/AGL Deduction		922,211
ASSESSED VALUE		354,456
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		304,456
TOTAL JUST VALUE		1,276,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,034,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631181	CO ISSUED	0	08/30/2016
B1531181	NEW CONSTR	428,019	09/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2246/0251	12/28/2018	WD	U	I	30
GRANTOR: MCCRANIE DANIEL I ET					SALE PRICE
GRANTEE: MCCRANIE DANIEL I &					
1993/1295	7/22/2015	WD	U	V	30
GRANTOR: MCCRANIE DANIEL I PA					90,000
GRANTEE: MCCRANIE DANIEL I &					

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2016] W26 S17 W4 FSP=[YR=2016] W26 S4 W8
UOP=[YR=2016] N15 W5 S15 E5\$ W29 S12 BAS=[YR=2016] S13 W3 S15
E3 S15 E15 UOP=[YR=2016] S1 E8 N1 FOP=[YR=2016] N9 W1 N1 W7
S10 E8\$ W8 \$ N10 E7 S1 E15 S11 E23 N8 E12 N23 UOP=[YR=2016]
E5 N5 W5 S5\$ N8 FST=[YR=2016] N7 W4 S7 E4\$ W9 N6 W12 N4 W14
S4 W3\$ E37 N4 E14 S4 E12 N16\$ S22 E5 N7 E4 S7 E21 N39\$
PTR=E20 FUS=[YR=2016] E4 N4 E7 S4 E9 N4 E4 S4 E6 S23 W7 N2
W10S2 W5 STR=[YR=2016] W4 N13 E4 S13 \$ N13 W4 S3 W4 N13\$ W20\$
PTR= E20 S35 UAT=[YR=2016] E23 S6 E5 S7 W5 S5 W2 S2 W4 S40
W12 N40 W5 N20 \$ N35 W20\$.