



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	12	CEDAR 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3050.00
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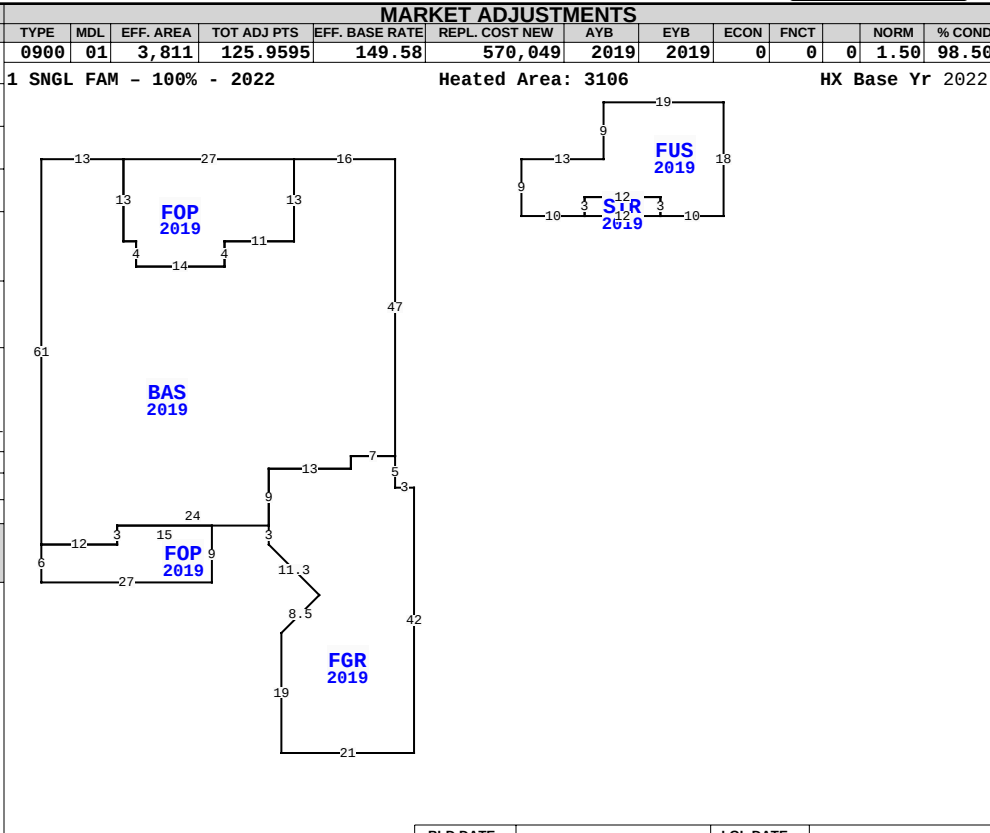
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,683	100	2,683	395,303
FGR	940	55	517	76,173
FOP	207	30	62	9,135
FOP	407	30	122	17,975
FUS	423	100	423	62,323
STR	36	10	4	589

TOTALS	4,696		3,811	561,498
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EXTRA FEATURES	
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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	0855	CONC PAVER	0 100	0	0	2,036.00	SF	10.00	10.00	100	2019	2019	3	99	20,156	
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	90	4,500	
3	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	6,930	
4	0861	POOL GUNIT	0 100	0	0	442.00	SF	85.00	85.00	100	2020	2020	3	95	35,692	
5	0855	CONC PAVER	0 100	0	0	704.00	SF	10.00	10.00	100	2020	2020	3	99	6,970	
6	0910	SCRN RM L	0 100	0	0	1,025.00	SF	15.00	15.00	100	2020	2020	3	93	14,299	

LAND DESCRIPTION			TOTAL OB/XF 88,547													
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00



1292 QUATTLEFIELD LN, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		561,498	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		88,547	
SOH/AGL Deduction		TOTAL LAND VALUE - MARKET		300,000	
ASSESSED VALUE		TOTAL MARKET VALUE		950,045	
TOTAL EXEMPTION VALUE		SOH/AGL Deduction		93,708	
BASE TAXABLE VALUE		ASSESSED VALUE		856,337	
TOTAL JUST VALUE		TOTAL EXEMPTION VALUE		55,000	
NCON VALUE		BASE TAXABLE VALUE		801,337	
INCOME VALUE		TOTAL JUST VALUE		950,045	
PREVIOUS YEAR MKT VALUE		NCON VALUE		0	
		INCOME VALUE			
		PREVIOUS YEAR MKT VALUE		831,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006278	ADDITION	0	09/01/2020
20002458	SWIM POOL	400,000	03/09/2020
B1902028	NEW CONSTR	435,271	02/28/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2374/1097	6/10/2020	SW	U	I	11	100
GRANTOR: W.R. HOWELL COMPANY I						
GRANTEE: LYONS MARK & HOLLY						
2327/1196	12/16/2019	SW	Q	I	01	870,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: LYONS MARK & HOLLY						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2019] W16 FOP=[YR=2019] W27 S13 E2 S4 E14 N4 E11 N13\$ S13 W11 S4 W14 N4 W2 N13 W13 S61 FOP=[YR=2019] S6 E27 N9 W15 S3 W12\$ E12 N3 E24 FGR=[YR=2019] S3 D8 R8 D6 L6 S19 E21 N42 W3 N5 W7 S2 W13 S9\$ N9 E13 N2 E7 N47\$ PTR=E20 FUS=[YR=2019] S9 E10 STR=[YR=2019] E12 N3 W12 S3\$ N3 E12 S3 E10 N18 W19 S9 W13\$ W20\$.	