LOT 7 (EX PT OR 2201/1671)
QUATTLEFIELD LANE PBK 8/189

BRYANT COLEY ALLAN & LYNN LEE
1296 QUATTLEFIELD LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0761-0007-0000

BUILDING CHARACTERISTICS

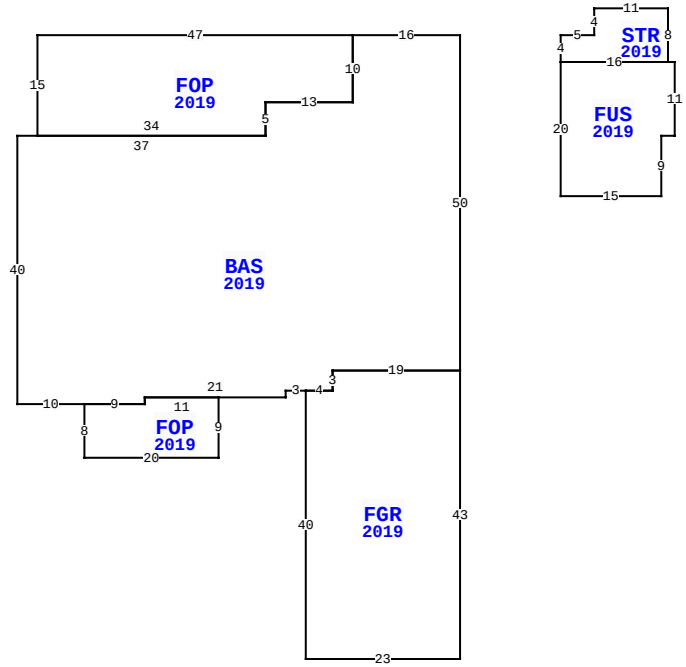
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,815	100	2,815	412,816
FGR	977	55	537	78,751
FOP	171	30	51	7,479
FOP	640	30	192	28,157
FUS	322	100	322	47,221
STR	108	10	11	1,613
TOTALS	5,033		3,928	576,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,928	103.9500	148.13	581,855	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 0% - 2023 Heated Area: 3137 HX Base Yr



1296 QUATTLEFIELD LN, FERNANDINA BEACH

BLD DATE		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	576,036
TOTAL MARKET OB/XF VALUE	29,003
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	905,039
SOH/AGL Deduction	0
ASSESSED VALUE	905,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	905,039
TOTAL JUST VALUE	905,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	915,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900718	NEW CONSTR	350,000	01/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/0807	1/10/2022	WD	Q	I	01	1,199,000
GRANTOR: BUSCH ROBERT & VICTOR						
GRANTEE: BRYANT COLEY ALLEN						
2354/0865	4/06/2020	WD	Q	I	01	889,000
GRANTOR: GRAFFEO ROBERT & PATR						
GRANTEE: BUSCH ROBERT & VICT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W47 S15 E34 N5 E13 N10$ S10 W13 S5 W37 S40 E10 FOP=[YR=2019] S8 E20 N9 W11 S1 W9$ E9 N1 E21 N1 E3 FGR=[YR=2019] S40 E23 N43 W19 S3 W4$ E4 N3 E19 N50$ PTR=E15 STR=[YR=2019] E5 N4 E11 S8 FUS=[YR=2019] E1 S11 W2 S9 W15 N20 E16$ W16 N4$ W15$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	0	0	0	1,873.00	SF	10.00	10.00	100	2019	2019	3	99	18,543	
3	0855	CONC PAVER	0	0	0	0	252.00	SF	10.00	10.00	100	2019	2019	3	99	2,495	
4	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	90	4,500	

LAND DESCRIPTION

TOTAL OB/XF 29,003

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 10/01/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS