

KLEIN J NICHOLAS III & KERRY D
PO BOX 130
KELLER, VA 23401-0130

01-6N-29-1300-0071-0000

BUILDING CHARACTERISTICS

CEDAR 100
IRREGULAR 100
ASB SHINGL 100
DRYWALL 100
HARDWOOD 50
CARPET 50
CENTRAL 100
AIR DUCTED 100
3 100
3 100
WOOD FRAME 100
2. 2. 100
0 100
DIST 1A 100
NONE 100
Quality Level 04
SINGLE FAMILY
MKT AREA 10
10001.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,884 100 1,884 259,648
FGR 458 55 252 34,730
FOP 36 30 11 1,516
FUS 549 100 549 75,661
UOP 496 20 99 13,644
UOP 869 20 174 23,980
TOTALS 4,292 2,969 409,180

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 01 2,969 117.9465 168.07 499,000 1986 1986 0 0 18.00 82.00
1 SFR CUST - 0% - 0 Heated Area: 2433 HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARD
Tax Group: 5 Tax Dist:
BUILDING MARKET VALUE 409,180
TOTAL MARKET OB/XF VALUE 4,964
TOTAL LAND VALUE - MARKET 350,000
TOTAL MARKET VALUE 764,144
SOH/AGL Deduction 224,339
ASSESSED VALUE 539,805
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 539,805
TOTAL JUST VALUE 764,144
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 557,714

PERMIT NUM DESCRIPTION AMT ISSUED
B1631888 KITCHEN 35,000 03/01/2016
M993978 H/AC 0 09/01/1999

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
1458/1365 11/13/2006 WD U I 10 100,000
GRANTOR: BROWN CHRISTOPHER C &
GRANTEE: KLEIN J NICHOLAS II
1390/1532 2/22/2006 WD Q I 600,000
GRANTOR: CLYNES THOMAS H & RUT
GRANTEE: KLEIN J NICHOLAS II

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 N6 W19 S6 D6 L6 W7 S13 W8 S27 E4
BAS=[YR=1993] E3 S13 E12 UOP=[YR=1993] D10 L3 R11 D4 E3
FGR=[YR=1993] S21 E22 N21 W6 S1 W4 N1 W12\$ E6 N6 E3 S3 E7 S2
E6 N11 W13 N6 W7 FOP=[YR=1993] W9 N4 E9 S4\$ N4 W9 S8 W4\$ E4
N8 E9 S4 E7 S2 E13 N42 W12 N5W21 S9 W1 S7 W9 S2 W5 S18\$ N18
E5 N2 E9 N7 E1 N9 E21 S5 E12 N15\$ PTR= E15 FUS=[YR=1993] E37
S17 W5 N2 W16 S2 W4 N4 W12 N13\$ W15\$.

EXTRA FEATURES

14 BELTED KINGFISHER, 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 0 0 0 1.00 UT 2,000.00 2,000.00 100 1986 1986 3 62 1,240
2 0812 CONCRETE C 0 0 0 0 1,147.00 SF 4.00 4.00 100 1986 1986 3 52 2,386
3 1125 CB/STC 6" 0 0 0 0 232.00 SF 7.35 7.35 100 1986 1986 3 52 887
4 0820 WOOD WALK 0 0 24 4 96.00 SF 11.75 11.75 100 1990 1990 3 40 451

LAND DESCRIPTION

TOTAL OB/XF 4,964

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT 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 RS-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 350,000.00 350,000.00 350,000

REVIEW DATE 05/16/2017 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS