

HUDMON STANTON & REBECCA
30 BELTED KINGFISHER ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-1300-0079-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	12 CEDAR 100			
Roof Structure	08 IRREGULAR 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	11 CLAY TILE 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2.5 100			
Frame	02 WOOD FRAME 100			
Stories	2.			
Units	2. 100 0 100			
Occupancy	00 NONE 100			
Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 10			
NEIGHBORHOOD/LOC	10001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	199,827
FEP	260	80	208	27,562
FGR	576	55	317	42,006
FOP	30	30	9	1,192
FOP	32	30	10	1,325
FUS	772	100	772	102,298
UOP	28	20	6	795
UOP	248	20	50	6,626
UOP	260	20	52	6,891
TOTALS	3,714		2,932	388,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,932	114.0972	162.59	476,714	1979	1985	0	0	18.50	81.50
1 SFR CUST - 100% - 2023 Heated Area: 2280 HX Base Yr 2023											

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	388,522
TOTAL MARKET OB/XF VALUE	6,099
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	844,621
SOH/AGL Deduction	132,122
ASSESSED VALUE	712,499
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	662,499
TOTAL JUST VALUE	844,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	641,992

30 BELTED KINGFISHER, FERNANDINA BEACH

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2530/0249	1/10/2022	WD	Q	I	01	906,000

GRANTOR: FREITAG LIVING TRUST

GRANTEE: HUDMON STANTON & RE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S12 W13 S16 W7 S18 FOP=[YR=1993] S4 E8 N4 W8\$ E21 FOP=[YR=1993] E6 FGR=[YR=1993] S5 E24 N24 W24 S19 \$ N5 W6 S5 \$ N5 E6N14 E24 N27 \$ UOP=[YR=1993] N8 W31 FEP=[YR=1993] W13 S20 E13 N20 \$ S8 E31 \$ PTR= E10 FUS=[YR=1993] E7 N16 UOP=[YR=1993] N20 E13 S20 W13 \$ E19 S34 W26 N18 \$ UOP=[YR=1993] E7 N4 W7 S4 \$ W10 \$.

EXTRA FEATURES

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	1980	1980	3	49	980	
2	0811	CONCRETE B	0 100	0	0	1,492.00	SF	5.20	5.20	100	1985	1985	3	49.5	3,840	
3	0858	SCULP CONC	0 100	0	0	120.00	SF	13.00	13.00	100	1985	1985	3	82	1,279	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

TOTAL OB/XF

6,099

REVIEW DATE

05/16/2017

BY

DJX

Total Acres: 0.00

Total Land Value: 450,000

Market: 0

Agricultural: 0

Common: 450,000

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