TRACT 1 (EX S-1)
IN OR 725/1361
AIKEN SUB UNR

HUNT WALTER W & A B
1347 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0020-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

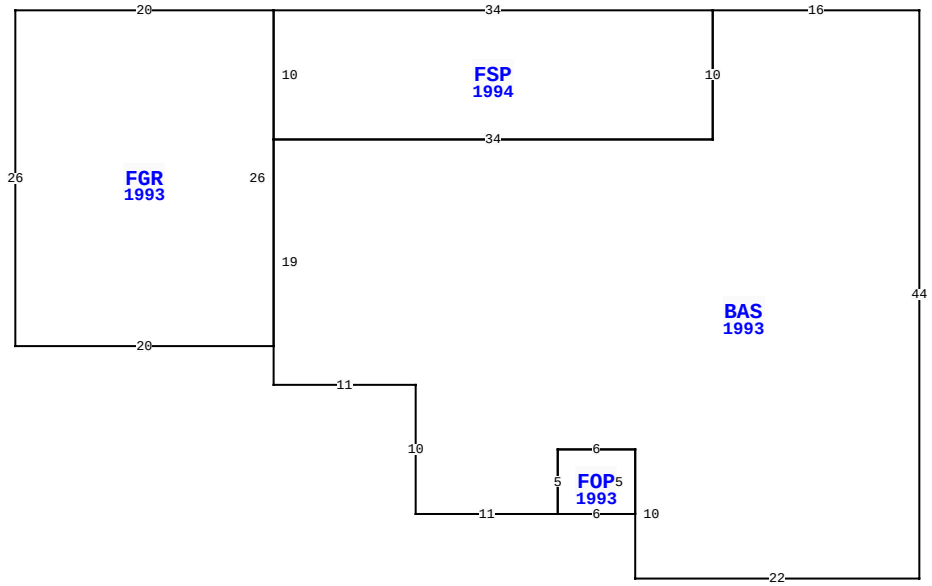
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,580	100	1,580	176,589
FGR	520	55	286	31,965
FOP	30	30	9	1,006
FSP	340	40	136	15,200
TOTALS	2,470		2,011	224,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,011	107.0160	133.77	269,011	1988	1988	0	0	0	16.45	83.55

1 SNGL FAM – 100% - 1996 Heated Area: 1580 HX Base Yr 1996



1347 AUTUMN TRCE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		224,759
TOTAL MARKET OB/XF VALUE		5,902
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		530,661
SOH/AGL Deduction		368,478
ASSESSED VALUE		162,183
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		62,183
TOTAL JUST VALUE		530,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4458	N/A	70,488	10/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0725/1361	3/15/1995	WD	U	I	07	100
GRANTOR: TAN WILLIAM L & TONDA						
GRANTEE: HUNT WALTER W & A B						
0724/0647	2/22/1995	WD	Q	I		126,000
GRANTOR: TAN WILLIAM L & TONDA						
GRANTEE: HUNT WALTER W & A B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=1994] W34 FGR=[YR=1993] W20 S26 E20 N26 $ S10 E34 N10 $ S10 W34 S19 E11 S10 E11 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S10 E22 N44 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	0812	CONCRETE C	0	100	0	0	1,679.99	SF	4.00	4.00	100	1988	1988	3	54.5	3,662	

LAND DESCRIPTION

TOTAL OB/XF 5,902

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS