



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	12	HARDWOOD 40
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.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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
BAL	144	15	22	2,569
BAS	1,415	100	1,415	165,248
BAS	235	100	235	27,444
FGR	528	55	290	33,867
FOP	105	30	32	3,737
FUS	660	100	660	77,077
UOP	364	20	73	8,525
TOTALS	3,451		2,727	318,467

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	2,812.00	SF	10.00	10.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	1242	WD DECK A	0 100	0	0	476.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,727	111.8880	139.86	381,398	1984	1990	0	0	16.50	83.50
1 SNGL FAM - 100% - 2006											
Heated Area: 2310											
HX Base Yr 2006											
1333 AUTUMN TRCE, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/26/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			318,467
TOTAL MARKET OB/XF VALUE			28,786
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			647,253
SOH/AGL Deduction			368,131
ASSESSED VALUE			279,122
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			229,122
TOTAL JUST VALUE			647,253
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			583,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1290/0094	1/25/2005	WD	Q	I	
					SALE PRICE
					337,500
GRANTOR: HILL WILLIAM K & MELA					
GRANTEE: JANZEN MICHAEL F &					
0827/0055	3/20/1998	WD	Q	I	
					170,000
GRANTOR: HICKS EDWARD B & CULL					
GRANTEE: HILL WILLIAM K & ME					

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=1993] W22 BAS=[YR=1993] W5 BAS=[YR=2005] N8 W32 S8 E17 N3 E7S3 E8\$ W8 N3 W7 S3 W30 S35 E19 UOP=[YR=2014] S17 E8 N8 E8 S4 E10 N14 W5 FOP=[YR=1993] N5 W21 S5 E21\$ W21 S1\$ N6 E21N11 E5 N12 E5 N6 \$ S24 E22 N24 \$ PTR= N20 BAL=[YR=2009] N12 E12 FUS=[YR=1993] N3E6 N5 E21 S10 E13 S10 W5 S6 W4N4 W6 S4 W4 N10 W10 S4 W11 N12\$ S12 W12\$ S20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00