

TRACT 4
IN OR 1995/1452
AIKEN SUB UNR

BYRNS FAMILY TRUST/BYRNS KENNETH L TRUSTEE
1327 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

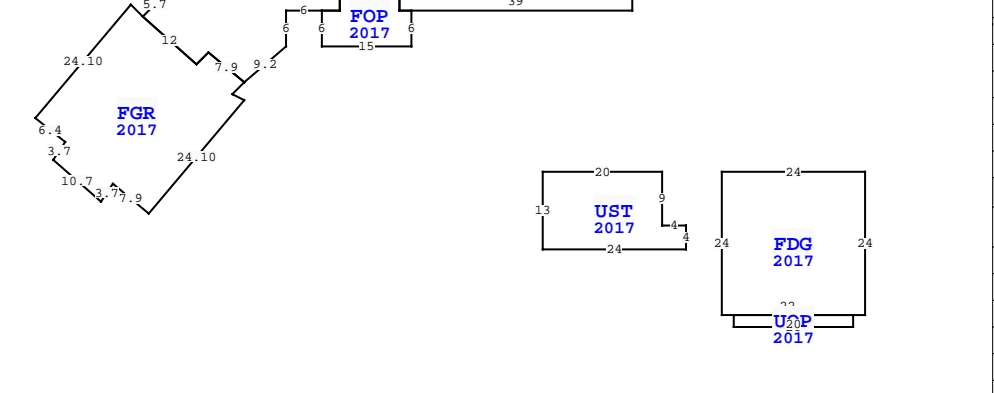
2024

00-00-30-0020-0004-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	11	SLATE	90
Roof Cover	12	MODULAR MT	10
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	4,477	163.2893	204.11	913,800	2017	2017	0	0	2.50	97.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		890,955	
TOTAL MARKET OB/XF VALUE		61,797	
TOTAL LAND VALUE - MARKET		562,500	
TOTAL MARKET VALUE		1,515,252	
SOH/AGL Deduction		478,992	
ASSESSED VALUE		1,036,260	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		986,260	
TOTAL JUST VALUE		1,515,252	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,437,846	



Quality		06 Quality Level 06		
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	3,012	100	3,012	599,410
FDG	576	60	346	68,856
FGR	666	55	366	72,836
FOP	150	30	45	8,955
FSP	360	40	144	28,657
FUS	422	100	422	83,981
PTO	190	5	10	1,990
UOP	40	20	8	1,592
UST	276	45	124	24,677
TOTALS	5,692		4,477	890,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001597	CO ISSUED	0	02/28/2017
B1632181	NEW CONSTR	370,682	04/26/2016
B1530954	DEMOLITION	0	08/10/2015
6542	ADDITION	17,920	06/19/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/1452	7/31/2015	WD Q	Q	I	01	460,000

EXTRA FEATURES		1327 AUTUMN TRCE, FERNANDINA BEACH														
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	2017	2017	3	98	1,960
2	0855	CONC PAVER	0	100	0	0		4,766.00	SF 10.00	10.00	100	2017	2017	3	97	46,230
3	0855	CONC PAVER	0	100	0	0		298.00	SF 10.00	10.00	100	2017	2017	3	97	2,891
4	0855	CONC PAVER	0	100	0	0		276.00	SF 10.00	10.00	100	2017	2017	3	97	2,677
5	0300	BOAT DCK W	0	100	0	0		693.00	SF 40.00	40.00	100	2001	2001	3	29	8,039

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
TOTAL OB/XF 61,797			

BUILDING NOTES			
GRANTOR: STAFFORD FAMILY REVOC			
GRANTEE: BYRNS FAMILY TRUST			
1609/0897	2/25/2009	WD U	I 30 100
GRANTOR: STAFFORD FRANK E JR &			
GRANTEE: STAFFORD FRANK EDWA			

BUILDING DIMENSIONS	
BAS=[YR=2017] W3 N14 PTO=[YR=2017] N10 W19 S10 E19\$ W19 N4 W36 FSP=[YR=2017] U15 L15 L11 D11 R10 D11 S1 E16 N8\$ S8 W18 S16 W3 S11 E1 S3 D4 L4 FGR=[YR=2017] U2 L2 L16 D19 R5 D4 D3 L2 D7 R8 U3 R2 R6 D5 U19 R16 U1 L2 U2 R2 U5 L6 D2 L2 U8 L9 \$ D8 R9 U2 R2 D5 R6 U6 R7 N6 E6 FOP=[YR=2017] S6 E15 N6 W2 N6 W10 S6 W3\$ E3 N6 E10 S6 E39 N23\$ PTR=E15 FUS=[YR=2017] E5 N3 E14 S3 E5 S5 W5 S6 E5 S5 W5 S4 W14 N4 W5 N5 E5 N6 W5 N5 \$ W15\$ PTR=E15 S50 FDG=[YR=2017] E24 S24 W2 UOP=[YR=2017] S2 W20 N2 E20\$ W22 N24 \$ N50 W15\$ PTR=E5 S50 UST=[YR=2017] W20 S13 E24 N4 W4 N9\$ N50 W5\$.	

LAND DESCRIPTION		TOTAL OB/XF 61,797																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100		RSF	1100.00	292.00	100.00	FF		1.00	1.00	0.75	7,500.00	5,625.00	562,500							