TRACT 5 (EX S-1)
IN OR 2565/1417
ESMT IN OR 305/521

BRYANT MELISSA M/MURPHY EDWARD P & JANET
1330 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0020-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

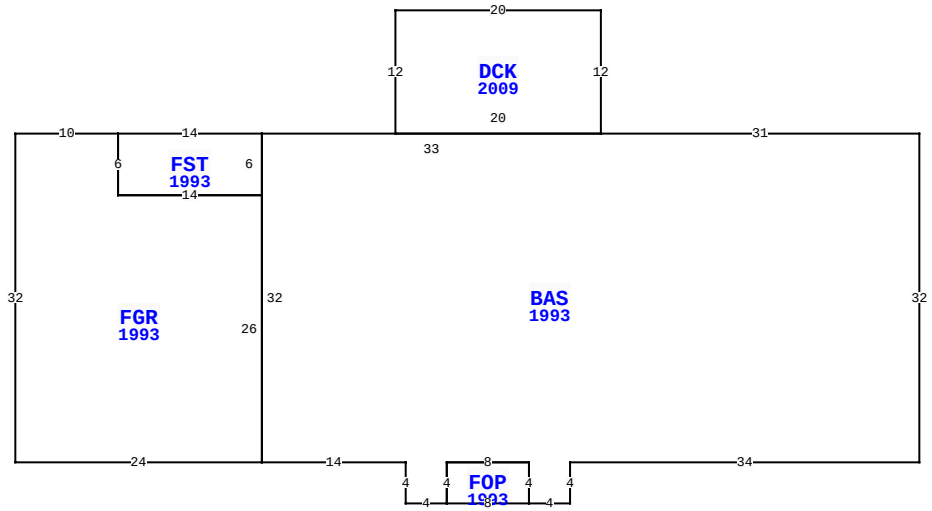
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2,080	100	2,080	215,998
DCK	240	10	24	2,492
FGR	684	55	376	39,046
FOP	32	30	10	1,038
FST	84	55	46	4,777
TOTALS	3,120		2,536	263,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,536	103.2000	129.00	327,144	1984	1984	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2023 Heated Area: 2080 HX Base Yr 2023



1330 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		263,351
TOTAL MARKET OB/XF VALUE		7,048
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		570,399
SOH/AGL Deduction		233,772
ASSESSED VALUE		336,627
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		286,627
TOTAL JUST VALUE		570,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313512	REPAIR/RRF	2,400	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2565/1417	5/25/2022	WD	Q	I	01	677,700
GRANTOR: CRAWFORD JOHN H JR &						
GRANTEE: MURPHY EDWARD P & J						
2479/0908	7/13/2021	WD	Q	I	01	535,000
GRANTOR: CHISMAR GARY E & KATH						
GRANTEE: CRAWFORD JOHN H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 DCK=[YR=2009] N12 W20 S12 E20$ W33 FST=[YR=1993] W14 FGR=[YR=1993] W10 S32 E24 N26 W14 N6 $ S6 E14 N6$ S32 E14S4 E4 FOP=[YR=1993] E8 N4 W8 S4$ N4 E8 S4 E4 N4 E34 N32$.

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	1984	1984	3	56	1,960	
2	0812	CONCRETE C	0	100	0	0	2,138.00	SF	4.00	4.00	100	1990	1990	3	59.5	5,088	

LAND DESCRIPTION

TOTAL OB/XF 7,048

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