LOT 7
IN OR 1611/833
AUTUMN TRACE UNIT 1 PBK 4/91

ANTHONY THOMAS D & SUSAN S
1323 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0125-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

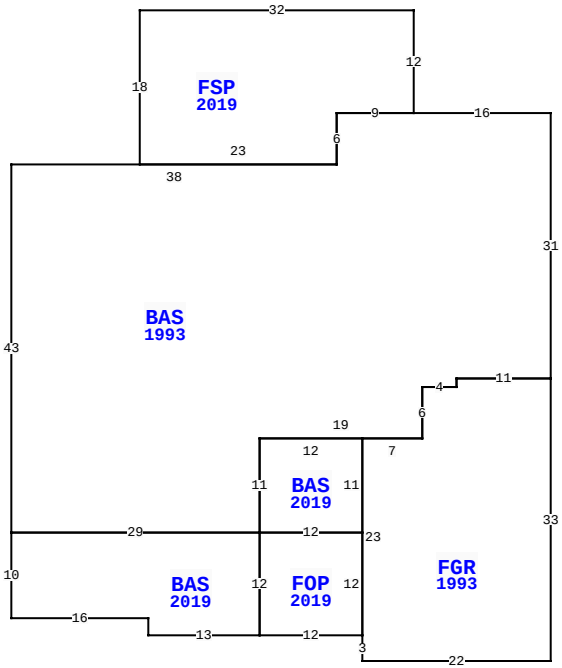
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
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	2,384	100	2,384	335,988
BAS	132	100	132	18,603
BAS	316	100	316	44,535
FGR	673	55	370	52,145
FOP	144	30	43	6,060
FSP	522	40	209	29,456
TOTALS	4,171		3,454	486,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,454	117.7554	147.19	508,394	1980	2015	0	0	0	4.25	95.75

1 SNGL FAM – 100% - 2023 Heated Area: 2832 HX Base Yr 2023



1323 AUTUMN TRCE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		486,787
TOTAL MARKET OB/XF VALUE		27,631
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,114,418
SOH/AGL Deduction		28,976
ASSESSED VALUE		1,085,442
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,035,442
TOTAL JUST VALUE		1,114,418
NCON VALUE		42,298
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,012,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016821	REMODEL	100,000	11/09/2022
B1804491	ADDITION	334,000	05/03/2018
B1802735	DEMOLITION	0	04/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1611/0833	3/20/2009	WD	Q	I	01	720,000
GRANTOR: MCCABE ROBERT S & MAR						
GRANTEE: ANTHONY THOMAS D &						
0833/0727	5/11/1998	WD	Q	I		247,500
GRANTOR: VIGERMAN DOLORES A						
GRANTEE: MCCABE ROBERT S & M						

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	1980	1980	3	46.5	1,628	
2	0855	CONC PAVER	0	100	0	0	2,327.00	SF	10.00	10.00	100	2019	2019	3	98	22,805	
3	0810	CONCRETE A	0	100	0	0	123.00	SF	6.50	6.50	100	2019	2019	3	98	784	
4	0810	CONCRETE A	0	100	0	0	379.00	SF	6.50	6.50	100	2019	2019	3	98	2,414	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=2019] N12 W32 S18 E23 N6 E9$ W9 S6 W38 S43 BAS=[YR=2019] S10 E16 S2 E13 FOP=[YR=2019] E12 FGR=[YR=1993] S3 E22 N33 W11 S1 W4 S6 W7 S23$N12 BAS=[YR=2019] N11 W12 S11 E12$ W12 S12$ N12 W29$ E29 N11 E19 N6 E4 N1 E11 N31$.

LAND DESCRIPTION

TOTAL OB/XF 27,631

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	000132	C	SFR RIVER	100		RSF-	1100.00	295.00	100.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	600,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS