LOT 8
IN OR 2193/1543
AUTUMN TRACE UNIT 1 PBK 4/91

SUNSET TRUST/CHASTINE JOHN H TRUSTEE ET AL
1321 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0125-0008-0000

BUILDING CHARACTERISTICS

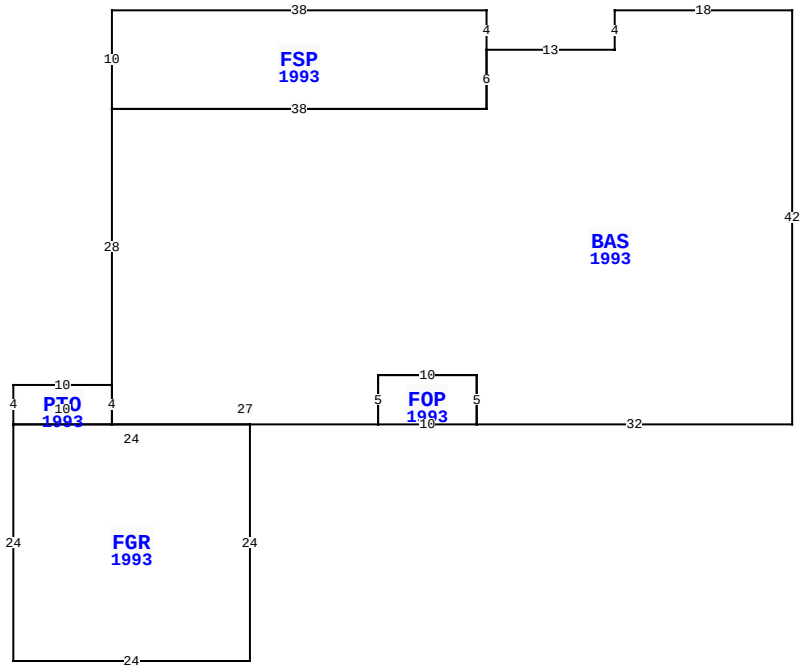
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	Quality Level 05
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	2,416	100	2,416	223,191
FGR	576	55	317	29,285
FOP	50	30	15	1,386
FSP	380	40	152	14,042
PTO	40	5	2	185
TOTALS	3,462		2,902	268,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,902	120.0474	114.05	330,973	1980	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2000 Heated Area: 2416 HX Base Yr 2000



1321 AUTUMN TRCE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		268,088
TOTAL MARKET OB/XF VALUE		1,628
TOTAL LAND VALUE - MARKET		570,000
TOTAL MARKET VALUE		839,716
SOH/AGL Deduction		493,364
ASSESSED VALUE		346,352
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,352
TOTAL JUST VALUE		839,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		789,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1619425	REMODEL	0	05/01/2016
7916	REPAIR/RRF	6,500	03/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/1543	4/27/2018	WD	U	I	11	100
GRANTOR: CHASTINE JOHN H & LIN						
GRANTEE: SUNSET TRUST						
0702/1845	4/22/1994	WD	Q	I		215,000
GRANTOR: CALDWELL ERIKA & EVA						
GRANTEE: CHASTINE JOHN & LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S4 W13 FSP=[YR=1993] N4 W38 S10 E38 N6 $ S6 W38 S28 PTO=[YR=1993] W10 S4 FGR=[YR=1993] S24 E24 N24 W24 $ E10 N4 $ S4 E27 FOP=[YR=1993] E10 N5 W10 S5 $ N5 E10 S5 E32 N42 $.

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	

LAND DESCRIPTION

TOTAL OB/XF 1,628

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-1	95.00	278.00	95.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	570,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 570,000 Market: 0 Agricultural: 0 Common: 570,000 PRINTED 08/06/2024 BY SYS