

LOT 9
IN OR 1967/1446
AUTUMN TRACE UNIT 1 PBK 4/91

ROTH KENNETH WAYNE
P O BOX 16402
FERNANDINA BEACH, FL 32035

2024

00-00-30-0125-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2	2. 100
Units	0	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	1,420	100	1,420	185,537
FGR	466	55	256	33,449
FOP	64	30	19	2,483
FST	12	55	7	915
FUS	756	100	756	98,779

TOTALS	2,718		2,458	321,162
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0861	POOL GUNIT	0 100	18	32	576.00	SF	85.00	85.00
3	0810	CONCRETE A	0 100	0	0	420.00	SF	6.50	6.50
4	0845	KOOL DECK	0 100	0	0	604.00	SF	7.25	7.25
5	0910	SCRN RM L	0 100	0	0	1,075.00	SF	15.00	15.00
6	0845	KOOL DECK	0 100	0	0	246.00	SF	7.25	7.25
7	0812	CONCRETE C	0 100	0	0	1,416.00	SF	4.00	4.00
8	0812	CONCRETE C	0 100	0	0	1,416.00	SF	4.00	4.00

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

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,458	121.5456	151.93	373,444	1989	1995	0	0	0 14.00	86.00	
1 SNGL FAM - 100% - 2016 Heated Area: 2176 HX Base Yr 2016												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024
INC DATE		AG DATE	MLU

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	1989	1989	3	66	1,320	
2	0861	POOL GUNIT	0 100	18	32	576.00	SF	85.00	85.00	100	1989	1989	3	20	9,792	
3	0810	CONCRETE A	0 100	0	0	420.00	SF	6.50	6.50	100	1989	1989	3	57	1,556	
4	0845	KOOL DECK	0 100	0	0	604.00	SF	7.25	7.25	100	1989	1989	3	57	2,496	
5	0910	SCRN RM L	0 100	0	0	1,075.00	SF	15.00	15.00	100	1994	1994	3	20	3,225	
6	0845	KOOL DECK	0 100	0	0	246.00	SF	7.25	7.25	100	1994	1994	3	68	1,213	
7	0812	CONCRETE C	0 100	0	0	1,416.00	SF	4.00	4.00	100	1995	1995	3	70	3,965	
8	0812	CONCRETE C	0 100	0	0	1,416.00	SF	4.00	4.00	100	2013	2013	3	94	5,324	

TOTAL OB/XF										28,891						
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
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

Total Acres:	0.00	Total Land Value:	300,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE		321,162			
TOTAL MARKET OB/XF VALUE		28,891			
TOTAL LAND VALUE - MARKET		300,000			
TOTAL MARKET VALUE		650,053			
SOH/AGL Deduction		354,611			
ASSESSED VALUE		295,442			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		245,442			
TOTAL JUST VALUE		650,053			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		586,206			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17422354	WINDOWS	8,908	07/10/2017
B1328054	DRIVEWAY	2,500	11/01/2013
R1213085	ROOF	9,570	08/01/2012
B0788	XFOB	5,630	02/01/1994
5668	NEW CONSTR	10,000	04/21/1989
5569	NEW CONSTR	69,000	03/09/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1967/1446	3/13/2015	WD	Q	I	01
GRANTOR: PERRETT ROBERT					SALE PRICE
GRANTEE: ROTH KENNETH WAYNE					
1407/1970	4/28/2006	WD	Q	I	
GRANTOR: DAVIDHEISER RICHARD &					321,000
GRANTEE: RODRIGUES PETER & P					

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=1993] W4 BAS=[YR=1993] W26 N4 W12 S4 W22 S26 E18 S4 E8 FOP=[YR=1993] E16 FGR=[YR=1993] S3 E22 N22 W13 S2 W9 S17 \$ N4 W16 S4 \$ N4 E16 N13 E9 N2 E13 N8 W4 N3 \$ S3 E4 N3 \$ PTR= E15 FUS=[YR=1993] E42 S18 W42 N18 \$ W15 \$.									