



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM	MKT AREA 02	
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,191	100	1,191	66,545
BAS	200	100	200	11,175
DCK	128	10	13	726
UST	190	45	86	4,805
TOTALS	1,709		1,490	83,251

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,490	92.8098	88.17	131,373	1960	1960	0	0	36.63	63.37
1 SINGLE FAM - 0% - 0 Heated Area: 1391 HX Base Yr											
UST 2009 BAS 1993 BAS 2009 DCK 2009											
732 KENNETH CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/14/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	566.00	SF	6.50	6.50	100	1980
2	0510	GARAGE WD-	0	0	0	512.00	SF	35.00	35.00	100	1961
3	0812	CONCRETE C	0	0	0	1,669.00	SF	4.00	4.00	100	1989
4	0940	SHEDS/PORT	0	0	12	96.00	SF	20.10	20.10	100	1989
5	0681	POLE SHED	0	0	8	64.00	SF	15.00	15.00	100	1989

TOTAL OB/XF											
9,163											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RM	100.00	132.00	1.00	LT	1.00

TOTAL OB/XF											
9,163											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		83,251	
TOTAL MARKET OB/XF VALUE		9,163	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		212,414	
SOH/AGL Deduction		6,896	
ASSESSED VALUE		205,518	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		205,518	
TOTAL JUST VALUE		212,414	
NCON VALUE		52,550	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		139,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2434/0555	2/11/2021	WD	Q	I	01	129,000	
GRANTOR: DUBBERLY JAMES C & LA							
GRANTEE: INGRAM GERALD							
2091/0572	12/28/2015	QC	U	I	11	87,500	
GRANTOR: GOWER AJA CHRISTINE							
GRANTEE: DUBBERLY JAMES C &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W25 UST=[YR=2009] W1 N10 W11 S10 W4 S5 E16 N5\$ S5 W16 S26 BAS=[YR=2009] S8 E25 DCK=[YR=2009] E16 N8 W16 S8\$ N8 W25 \$ E41 N31 \$.											