LOT 14
PT OR 874/1455
KENNETH COURT SUB PB 3/50

THE KENNETH COURT TRUST/WILLIAMS H E TRUSTEE
1415 ATLANTICE AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0320-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

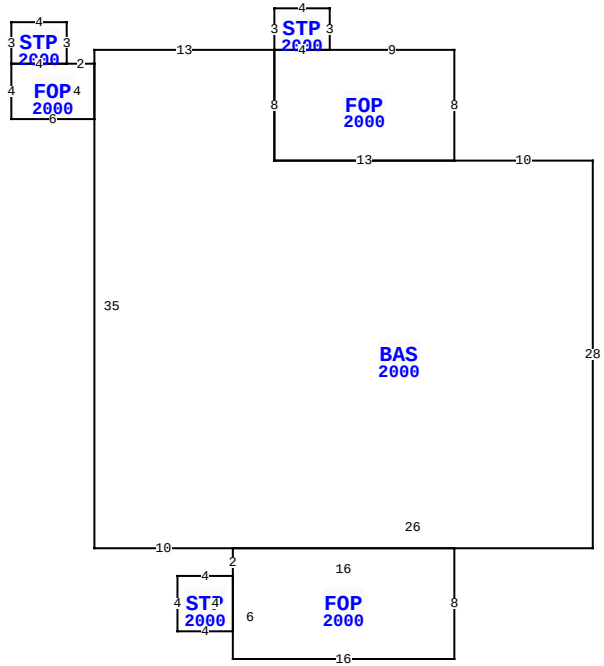
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1,112	104,722
FOP	24	30	7	659
FOP	104	30	31	2,919
FOP	128	30	38	3,579
STP	12	10	1	94
STP	12	10	1	94
STP	16	10	2	189
TOTALS	1,408		1,192	112,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,192	117.6600	111.78	133,242	1989	1989	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 1112 HX Base Yr



783 KENNETH CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	112,256
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	232,256
SOH/AGL Deduction	11,820
ASSESSED VALUE	220,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,436
TOTAL JUST VALUE	232,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W10 FOP=[YR=2000] N8 W9 STP=[YR=2000] N3 W4 S3 E4$ W4 S8 E13 $ W13 N8 W13 S1 FOP=[YR=2000] W2 STP=[YR=2000] N3 W4 S3 E4$ W4 S4 E6 N4$ S35 E10 FOP=[YR=2000] S2 STP=[YR=2000] W4 S4 E4 N4$ S6 E16 N8 W16$ E26 N28$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RM	100.00	132.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS