

BLOCK K LOT 5
IN OR 1449/1592
OAK GROVE SUB #3 PB 3/51

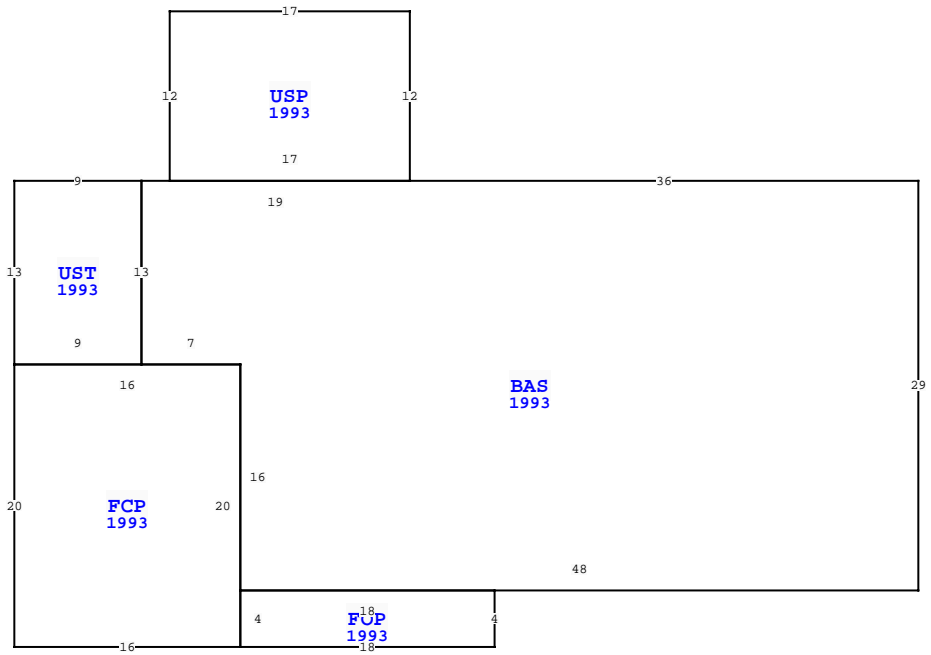
KYZER KELLY L & AMANDA RAE
1930 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-000K-0050

| BUILDING CHARACTERISTICS | | CONSTRUCTION | | |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT | CD | | | |
| Exterior Wall | 15 | CONC BLOCK 70 | | |
| Exterior Wall | 20 | FACE BRICK 30 | | |
| Roof Structure | 03 | GABLE/HIP 100 | | |
| Roof Cover | 03 | COMP SHNGL 100 | | |
| Interior Wall | 05 | DRYWALL 100 | | |
| Interior Floor | 14 | CARPET 80 | | |
| Interior Floor | 08 | SHT VINYL 20 | | |
| Air Condition | 03 | CENTRAL 100 | | |
| Heating Type | 04 | AIR DUCTED 100 | | |
| Bedrooms | | 3 100 | | |
| Bathrooms | | 2 100 | | |
| Frame | 03 | MASONRY 100 | | |
| Stories | 1. | 1. 100 | | |
| Units | | 0 100 | | |
| BUD8 Adjustme | 05 | DIST 1A 100 | | |
| Occupancy | 00 | NONE 100 | | |
| Quality | 03 | Quality Level 03 | | |
| DOR CODE | 0100 | SINGLE FAMILY | | |
| MAP NUM | | MKT AREA | 02 | |
| NEIGHBORHOOD/LOC | | 2019.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,483 | 100 | 1,483 | 101,597 |
| FCP | 320 | 25 | 80 | 5,481 |
| FOP | 72 | 30 | 22 | 1,507 |
| USP | 204 | 30 | 61 | 4,179 |
| UST | 117 | 45 | 53 | 3,631 |
| TOTALS | 2,196 | | 1,699 | 116,395 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 1,699 | 104.0000 | 98.80 | 167,861 | 1969 | 1969 | 0 | 0 | 30.66 | 69.34 | |
| 1 SINGLE FAM - 100% - 2007 Heated Area: 1483 HX Base Yr 2007 | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|--|--------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 8 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 116,395 | |
| TOTAL MARKET OB/XF VALUE | | 2,733 | |
| TOTAL LAND VALUE - MARKET | | 130,000 | |
| TOTAL MARKET VALUE | | 249,128 | |
| SOH/AGL Deduction | | 117,502 | |
| ASSESSED VALUE | | 131,626 | |
| TOTAL EXEMPTION VALUE | | HX HB 50,000 | |
| BASE TAXABLE VALUE | | 81,626 | |
| TOTAL JUST VALUE | | 249,128 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 234,503 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| B9501933 | XFOB | 3,400 | 05/01/1995 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1449/1592 | 10/05/2006 | WD | Q | I | | 200,000 |
| GRANTOR: SUTTON JEANIE G | | | | | | |
| GRANTEE: KYZER KELLY L & AMA | | | | | | |
| 0587/0856 | 1/05/1990 | QC | U | I | | 100 |
| GRANTOR: SUTTON EUSTIS | | | | | | |
| GRANTEE: SUTTON JEANIE G | | | | | | |

| 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 |
| 1 | 0810 | CONCRETE A | 0 100 | 12 | 4 | 48.00 | SF | 6.50 | 6.50 | 100 | 1969 | 1969 | 3 | 20 | 62 | |
| 2 | 0940 | SHEDS/PORT | 0 100 | 10 | 20 | 200.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 1,200 | |
| 3 | 0940 | SHEDS/PORT | 0 100 | 6 | 8 | 48.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 288 | |
| 4 | 0810 | CONCRETE A | 0 100 | 56 | 10 | 560.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 32.5 | 1,183 | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000100 | C | SFR | 100 | | RSF | 2100.00 | 140.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 1,300.00 | 1,300.00 | 130,000 | | | | | | | |