

BLOCK K LOT 6
IN OR 633/161
OAK GROVE SUB 3 PB 3/51

KYZER GENE A
1936 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-000K-0060

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Stories		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
BAS	1,652	100	1,652
FEP	232	80	186
FGR	513	55	282
FOP	28	30	8
TOTALS	2,425		2,128

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,128	104.8600	99.62	211,991	1968	1980	0	0	29.65	70.35

1 SINGLE FAM - 100% - 1992 Heated Area: 1652 HX Base Yr 1992

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			149,136
TOTAL MARKET OB/XF VALUE			3,874
TOTAL LAND VALUE - MARKET			131,300
TOTAL MARKET VALUE			284,310
SOH/AGL Deduction			166,007
ASSESSED VALUE			118,303
TOTAL EXEMPTION VALUE	HX HB WR SL		118,303
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			284,310
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0633/0161	8/06/1991	WD Q	Q	I		80,000
GRANTOR: PETERSON VIRGINIA L						
0524/1099	8/18/1987	WD Q	Q	I		73,000
GRANTOR: BAILEY SAMUEL & JEAN						
GRANTEE: PETERSON VIRGINIA L						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	204.00	SF	5.20	5.20	100	1968
2	0811	CONCRETE B	0	100	0	960.00	SF	5.20	5.20	100	1985
3	0350	CARPORT WD	0	100	0	506.00	SF	13.00	13.00	100	1995

TOTAL OB/XF											
3,874											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/11/2024		MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W19 FEP=[YR=1993] N8 W29 BAS=[YR=1993] N4 W23 S39 E25 FOP=[YR=1993] E7 N4 W7 S4 \$ N4 E7 S4 E20 N27 W29 N8 \$ S8 E29 \$ S27 E19 N27 \$.											

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	100		RSF	2101.00	108.00	101.00	FF	1.00