PT OF N1/2 OF LOT 1
IN OR 2246/251 (EX R/W'S IN
OR 1577/484 & OR 2109/991 &

MCCRANIE DANIEL I & DANIELLE S
1301 QUATTLEFIELD LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0001-0070

BUILDING CHARACTERISTICS

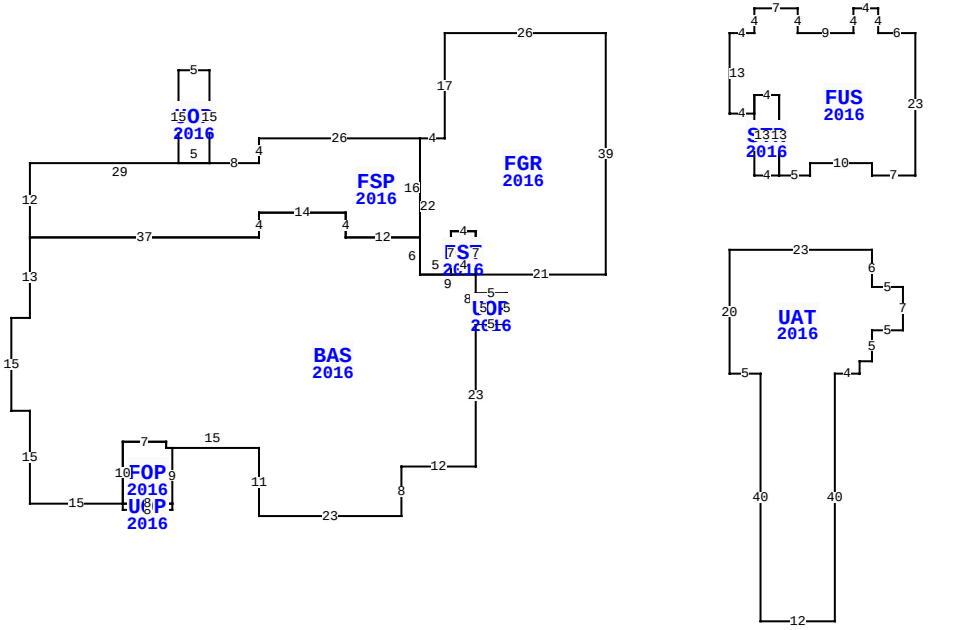
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	12	CEDAR 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	06	Quality Level 06
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	2,912	100	2,912	581,644
FGR	1,074	55	591	118,047
FOP	79	30	24	4,794
FSP	804	40	322	64,316
FST	28	55	15	2,996
FUS	622	100	622	124,239
STR	52	10	5	998
UAT	971	10	97	19,375
UOP	8	20	2	400
UOP	25	20	5	998
TOTALS	6,650		4,610	920,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,610	137.6301	206.45	951,734	2016	2016	0	0	0	3.25	96.75

1 SFR CUST – 100% - 2017 Heated Area: 3534 HX Base Yr 2017



** This building has 11 Sub-Areas

1301 QUATTLEFIELD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		920,803
TOTAL MARKET OB/XF VALUE		37,030
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		1,497,833
SOH/AGL Deduction		1,132,743
ASSESSED VALUE		365,090
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,090
TOTAL JUST VALUE		1,497,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,276,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631181	CO ISSUED	0	08/30/2016
B1531181	NEW CONSTR	428,019	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/0251	12/28/2018	WD	U	I	30	90,000
GRANTOR: MCCRANIE DANIEL I ET						
GRANTEE: MCCRANIE DANIEL I &						
1993/1295	7/22/2015	WD	U	V	30	90,000
GRANTOR: MCCRANIE DANIEL I PA						
GRANTEE: MCCRANIE DANIEL I &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2016] W26 S17 W4 FSP=[YR=2016] W26 S4 W8 UOP=[YR=2016] N15 W5 S15 E5$ W29 S12 BAS=[YR=2016] S13 W3 S15 E3 S15 E15 UOP=[YR=2016] S1 E8 N1 FOP=[YR=2016] N9 W1 N1 W7 S10 E8$ W8 $ N10 E7 S1 E15 S11 E23 N8 E12 N23 UOP=[YR=2016] E5 N5 W5 S5$ N8 FST=[YR=2016] N7 W4 S7 E4$ W9 N6 W12 N4 W14 S4 W37$ E37 N4 E14 S4 E12 N16$ S22 E5 N7 E4 S7 E21 N39$ PTR=E20 FUS=[YR=2016] E4 N4 E7 S4 E9 N4 E4 S4 E6 S23 W7 N2 W10S2 W5 STR=[YR=2016] W4 N13 E4 S13 $ N13 W4 S3 W4 N13$ W20$ PTR= E20 S35 UAT=[YR=2016] E23 S6 E5 S7 W5 S5 W2 S2 W4 S40 W12 N40 W5 N20 $ N35 W20$.

EXTRA FEATURES

LN	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	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	1,043.00	SF	7.00	7.00	100	2016	2016	3	96	7,009	
3	0855	CONC PAVER	0	100	0	0	3,196.00	SF	7.00	7.00	100	2016	2016	3	96	21,477	
4	0855	CONC PAVER	0	100	0	0	838.00	SF	7.00	7.00	100	2016	2016	3	96	5,631	
5	0810	CONCRETE A	0	100	26	6	156.00	SF	6.50	6.50	100	2016	2016	3	96	973	

LAND DESCRIPTION

TOTAL OB/XF 37,030

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.20	450,000.00	540,000.00	540,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 08/06/2024 BY SYS