



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
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	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,647	100	1,647	136,777
FGR	455	55	250	20,762
FOP	41	30	12	997
FOP	107	30	32	2,657
TOTALS	2,250		1,941	161,192

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
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1991	1991	3	70
2	0810	CONCRETE A	0	100	0	0		458.00	SF 6.50	100	1991	1991	3	62
3	0811	CONCRETE B	0	100	0	0		1,040.00	SF 5.20	100	1995	1995	3	70
4	1242	WD DECK A	0	100	0	0		200.00	SF 10.00	100	1998	1998	3	20
5	0855	CONC PAVER	0	100	0	0		148.00	SF 7.00	100	1998	1998	3	75

LAND DESCRIPTION														
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,941	104.1740	98.97	192,101	1991	1991	0	0	0	16.09	83.91		
1 SINGLE FAM - 100% - 0														
Heated Area: 1647														
HX Base Yr														
4944 KEYSTONE LN, FERNANDINA BEACH														
BLD DATE: 03/26/2024 MLU														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														

TOTAL OB/XF														
9,259														

NASSAU COUNTY PROPERTY														
PAGE 1 of 1														
VALUATION SUMMARY														
STANDARD														
VALUATION BY														
Tax Group: 8														
Tax Dist:														
BUILDING MARKET VALUE														
161,192														
TOTAL MARKET OB/XF VALUE														
9,259														
TOTAL LAND VALUE - MARKET														
300,000														
TOTAL MARKET VALUE														
470,451														
SOH/AGL Deduction														
319,534														
ASSESSED VALUE														
150,917														
TOTAL EXEMPTION VALUE														
HX HB														
50,000														
BASE TAXABLE VALUE														
100,917														
TOTAL JUST VALUE														
470,451														
NCON VALUE														
0														
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														
413,158														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25265	REMODEL	30,000	10/01/2011
3720	H/AC	2,300	03/20/1991
7303	NEW CONSTR	2,100	03/20/1991
4552	NEW CONSTR	2,500	03/19/1991
7076	NEW CONSTR	65,595	03/13/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0686/1149	8/16/1993	QC	U	I	06	100			
GRANTOR: SCURFIELD ROBIN LEE									
GRANTEE: SCURFIELD NATHAN T									
0621/0383	3/11/1991	WD	Q	I		104,600			
GRANTOR: NORTH PT CONST CO									
GRANTEE: SCURFIELD NATHEN &									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W3 N11 W13 FOP=[YR=1993] N2 W18 S6 E17 N1 E1 N3 \$ S3 W1 S1 W17 N4 W19 S23 W1 S6 E1 S13 E13 N2 E11 FOP=[YR=1993] S1 E7 FGR=[YR=1993] S3 E22 N19 W7 N3 W11 S1 W2 S2 W2 S16 \$ N7 W5 S4 W2 S2 \$ N2 E2 N4 E5 N9E2 N2 E2 N1 E11 S3 E7 N14 \$.														