

PT OF LOT 4
IN OR 630 PG 473
FPU ESMT IN OR 937/584

WOOD WILLIAM L & SHARYL W
4936 KEYSTONE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0004-0100

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	09	PINE WOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	0 100	
Occupancy	00	NONE	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,630	100.3200	95.30	250,639	1994	1994	0	0	14.50	85.50

1 SINGLE FAM - 100% - 0 Heated Area: 2158 HX Base Yr

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	214,296			
TOTAL MARKET OB/XF VALUE	4,434			
TOTAL LAND VALUE - MARKET	300,000			
TOTAL MARKET VALUE	518,730			
SOH/AGL Deduction	328,675			
ASSESSED VALUE	190,055			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	140,055			
TOTAL JUST VALUE	518,730			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	459,335			

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	2,158	100	2,158	175,837
FGR	654	55	360	29,333
FOP	72	30	22	1,793
FSP	156	40	62	5,052
UOP	72	20	14	1,141
UOP	72	20	14	1,141
TOTALS	3,184		2,630	214,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401253	NEW CONSTR	99,402	08/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0630/0473	7/03/1991	WD Q	Q	V		29,000

GRANTOR: HART ROBT & BILLIE
GRANTEE: WOOD WM & SHARYL W

EXTRA FEATURES															4936 KEYSTONE LN, FERNANDINA BEACH		
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	0811	CONCRETE B	0	100	0	0			872.00	SF	5.20	100	1994	1994	3	68	3,083
2	0810	CONCRETE A	0	100	0	0			208.00	SF	6.50	100	1994	1994	3	68	919
3	1242	WD DECK A	0	100	0	0			216.00	SF	10.00	100	1998	1998	3	20	432

BUILDING NOTES			

BUILDING DIMENSIONS
FGR=[YR=1994] W28 BAS=[YR=1994] W23 FSP=[YR=1994] W12 S13 E12 N13 \$ S13 W12 N13 W17 S13 W6 S20 E6 S13 E17 N3 UOP=[YR=1994] E12 N6 W12 S6 \$ N6 E12 S9 E17 N3 E6 N10 UOP=[YR=1994] E6 N12 W6 S12 \$ FOP=[YR=1994] W6 N12 E6 S12 \$ W6 N12 E6 N21 \$ S21 E6 S3 E22 N24 \$.

LAND DESCRIPTION										TOTAL OB/XF										4,434									
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			RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000												