



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
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.	1. 100
Units		0 100
Occupancy	00	NONE 100

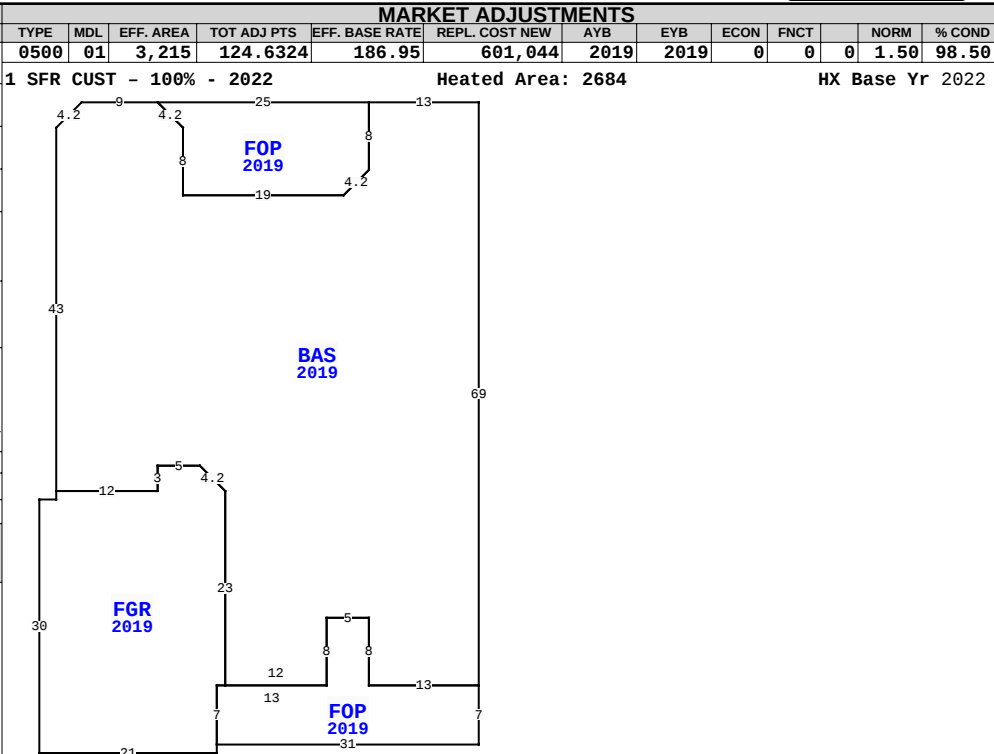
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,684	100	2,684	494,247
FGR	692	55	381	70,160
FOP	242	30	73	13,442
FOP	257	30	77	14,179

TOTALS	3,875		3,215	592,028
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,112.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	248.00	SF	10.00	10.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00



1288 QUATTLEFIELD LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0855	CONC PAVER	0 100	0	0	1,112.00	SF	10.00	10.00	100	2019	2019	3	98	10,898	
2	0855	CONC PAVER	0 100	0	0	248.00	SF	10.00	10.00	100	2019	2019	3	98	2,430	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

TOTAL OB/XF										16,793						
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				592,028	
TOTAL MARKET OB/XF VALUE				16,793	
TOTAL LAND VALUE - MARKET				450,000	
TOTAL MARKET VALUE				1,058,821	
SOH/AGL Deduction				326,063	
ASSESSED VALUE				732,758	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				682,758	
TOTAL JUST VALUE				1,058,821	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				833,060	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002198	NEW CONSTR	370,803	03/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2319/0944	10/03/2019	QC	U	I	11	100
GRANTOR: PUGH THOMAS III						
GRANTEE: PUGH THOMAS III REV						
2310/1643	9/30/2019	SW	Q	I	02	815,500
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: PUGH THOMAS III						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W13 FOP=[YR=2019] W25 D3 R3 S8 E19 U3 R3 N8\$ S8 D3 L3 W19 N8 U3 L3 W9 D3 L3 S43 FGR=[YR=2019] S1 W2 S30 E21 N1 FOP=[YR=2019] E31 N7 W13 N8 W5 S8 W13 S7\$ N7 E1 N23 U3 L3 W5 S3 W12\$ E12 N3 E5 D3 R3 S23 E12 N8 E5 S8 E13 N69\$.									