

LOT 9 IN OR 2214/1331
(EX OR 2203/1288)
QUATTLEFIELD LANE PBK 8/189

RYDELL ROGER P/MCLEARY-RYDELL SUSAN
1308 QUATTLEFIELD LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0761-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	12	CEDAR 20
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

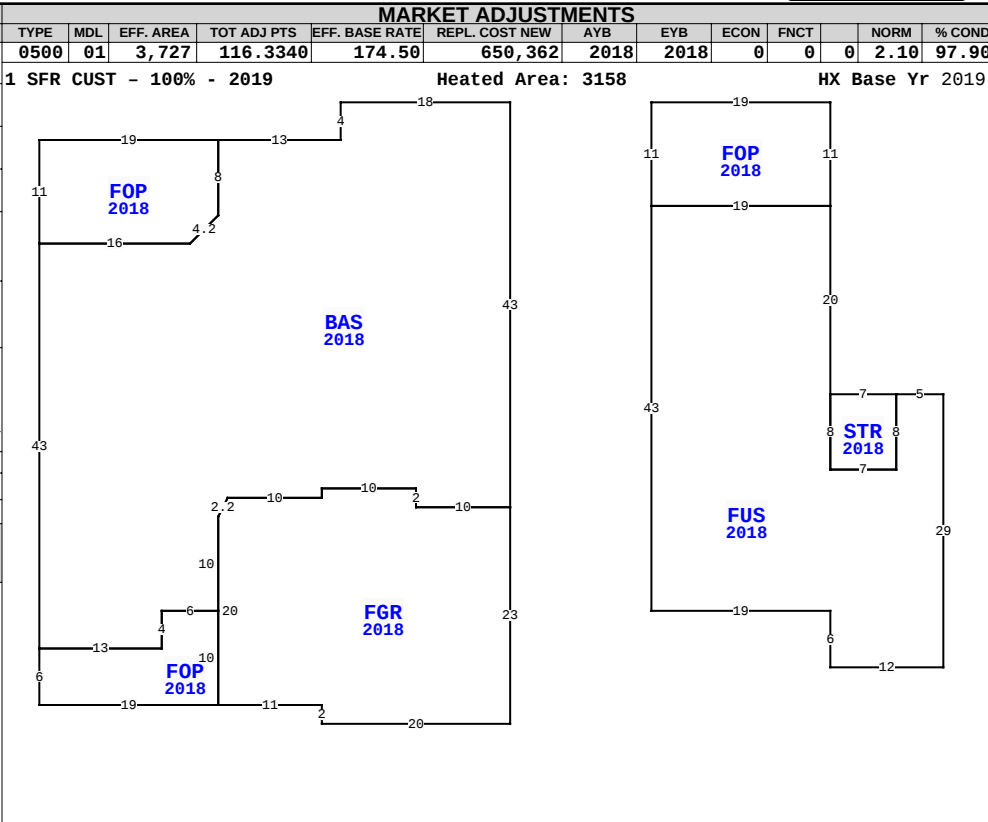
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,049	100	2,049	350,042
FGR	721	55	397	67,822
FOP	138	30	41	7,005
FOP	205	30	62	10,592
FOP	209	30	63	10,763
FUS	1,109	100	1,109	189,457
STR	56	10	6	1,025

TOTALS	4,487		3,727	636,704
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,644.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	165.00	SF	10.00	
3	0861	POOL GUNIT	0 100	0	0	338.00	SF	85.00	
4	0855	CONC PAVER	0 100	0	0	402.00	SF	15.00	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
6	0462	ST/AL FNC	0 100	0	0	1,080.00	SF	10.00	

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024
INC DATE		AG DATE	MLU

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	1,644.00	SF	10.00	10.00	100	2018	2018	3	97	15,947	
2	0855	CONC PAVER	0 100	0	0	165.00	SF	10.00	10.00	100	2018	2018	3	97	1,601	
3	0861	POOL GUNIT	0 100	0	0	338.00	SF	85.00	85.00	100	2021	2021	3	95	27,294	
4	0855	CONC PAVER	0 100	0	0	402.00	SF	15.00	15.00	100	2021	2021	3	99	5,970	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
6	0462	ST/AL FNC	0 100	0	0	1,080.00	SF	10.00	10.00	100	2021	2021	3	95	10,260	

TOTAL OB/XF										62,932						
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	0.95	450,000.00	427,500.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				636,704	
TOTAL MARKET OB/XF VALUE				62,932	
TOTAL LAND VALUE - MARKET				427,500	
TOTAL MARKET VALUE				1,127,136	
SOH/AGL Deduction				421,263	
ASSESSED VALUE				705,873	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				655,873	
TOTAL JUST VALUE				1,127,136	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				904,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210647	SWIM POOL	0	02/01/2021
B1709318	NEW CONSTR	402,561	10/20/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2214/1331	7/24/2018	SW	Q	I	01
					SALE PRICE
					725,000
GRANTOR: W R HOWELL COMPANY					
GRANTEE: RYDELL ROGER P & SU					
2156/1490	10/31/2017	WD	Q	V	01
					200,000
GRANTOR: QUATTLEFIELD PROPERTY					
GRANTEE: W R HOWELL COMPANY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W18 S4 W13 FOP=[YR=2018] W19 S11 E16 U3 R3 N8\$ S8 D3 L3 W16 S43 FOP=[YR=2018] S6 E19 FGR=[YR=2018] E11 S2 E20 N23 W10 N2 W10 S1 W10 D2 L1 S20\$ N10 W6 S4 W13\$ E13 N4 E6 N10 U2 R1 E10 N1 E10 S2 E10 N43\$ PTR=E15 FOP=[YR=2018] E19 S11 FUS=[YR=2018] S20 STR=[YR=2018] E7 S8 W7 N8\$ S8 E7 N8 E5 S29 W12 N6 W19 N43 E19\$ W19 N11\$ W15\$.									