PT LOT 11
IN OR 2203/992
(EX OR 2161/88)

HEAD STEPHAN LIVING TRUST/HEAD STEPHAN A TRUSTEE
732 KINGFISHER WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1677-0011-0000

BUILDING CHARACTERISTICS

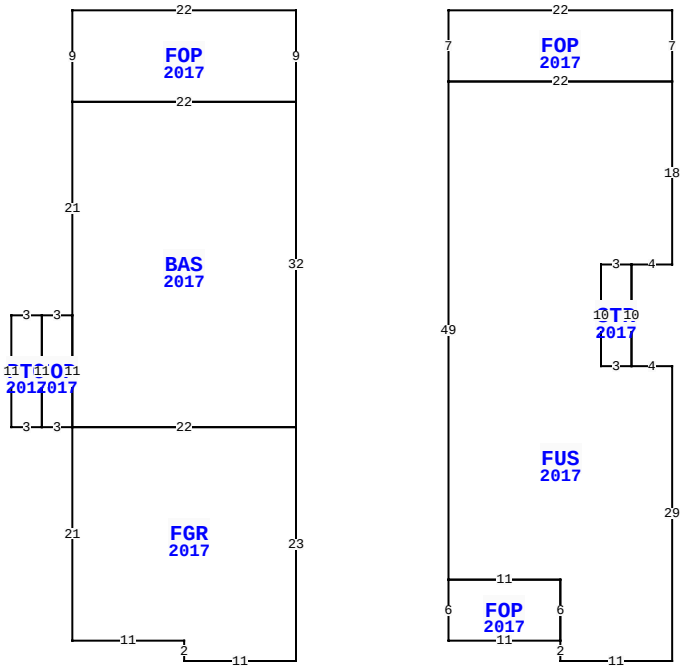
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	704	137,818
FGR	484	55	266	52,073
FOP	66	30	20	3,915
FOP	154	30	46	9,005
FOP	198	30	59	11,550
FUS	1,126	100	1,126	220,431
PTO	33	5	2	392
STR	30	10	3	587
UOP	33	20	7	1,370
TOTALS	2,828		2,233	437,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,233	211.8917	201.30	449,503	2017	2017	0	0	0	2.75	97.25

1 TOWNHOUSE - 100% - 2018 Heated Area: 1830 HX Base Yr 2018



732 KINGFISHER WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		437,142
TOTAL MARKET OB/XF VALUE		9,510
TOTAL LAND VALUE - MARKET		168,750
TOTAL MARKET VALUE		615,402
SOH/AGL Deduction		224,906
ASSESSED VALUE		390,496
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		340,496
TOTAL JUST VALUE		615,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		617,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163238	NEW CONSTR	247,437	11/23/2016
20163256	NEW CONSTR	247,347	11/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/0992	6/14/2018	WD	U	I	11	100
GRANTOR: HEAD STEPHAN						
GRANTEE: HEAD STEPHAN LIVING						
2184/0279	3/12/2018	WD	U	I	11	100
GRANTOR: STEVE HEAD CONSTRUCTI						
GRANTEE: HEAD STEPHAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W22 S9 BAS=[YR=2017] S21 UOP=[YR=2017] W3 PTO=[YR=2017] W3 S11 E3 N11$ S11 E3 N11$ S11 FGR=[YR=2017] S21 E11 S2 E11 N23 W22$ E22 N32 W22 $ E22 N9$ PTR=E15 FOP=[YR=2017] E22 S7 FUS=[YR=2017] S18 W4 STR=[YR=2017] W3 S10 E3 N10$ S10 E4 S29 W11 N2 FOP=[YR=2017] W11 N6 E11 S6$ N6 W11 N49 E22$ W22 N7$ W15$.

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	2017	2017	3	98	1,960	
2	0811	CONCRETE B	0	100	0	0	898.00	SF	5.20	5.20	100	2017	2017	3	97	4,530	
3	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	2017	2017	3	97	624	
4	0476	VF 6 SBPL	0	100	0	0	20.00	LF	32.00	32.00	100	2017	2017	3	92	589	
5	0471	VINYL FNC	0	100	0	0	52.00	LF	32.00	32.00	100	2017	2017	3	92	1,531	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 9,510

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	0003	R-2	30.00	110.00	1.00	LT		1.00	1.00	0.75	225,000.00	168,750.00	168,750							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 168,750 Market: 0 Agricultural: 0 Common: 168,750 PRINTED 08/06/2024 BY SYS