



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

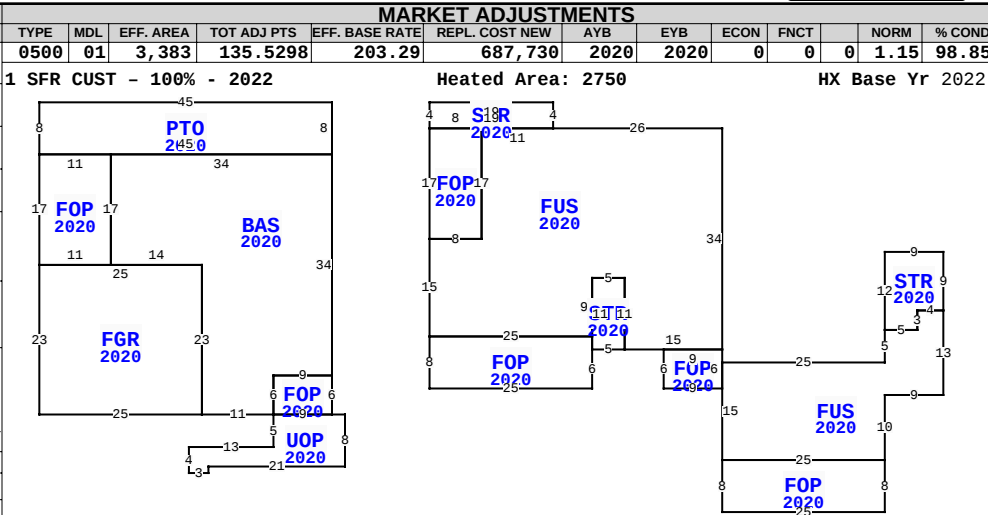
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1023.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	197,737
FGR	575	55	316	63,501
FOP	54	30	16	3,216
FOP	54	30	16	3,216
FOP	136	30	41	8,239
FOP	187	30	56	11,253
FOP	200	30	60	12,057
FOP	200	30	60	12,057
FUS	477	100	477	95,854
FUS	1,289	100	1,289	259,028
TOTALS	4,873		3,383	679,821

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020
2	0811	CONCRETE B	0 100	0	0	832.00	SF	5.20	5.20	100	2020
3	1242	WD DECK A	0 100	4	3	12.00	SF	10.00	10.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-2	70.00	89.00	1.00	LT	



** This building has 15 Sub-Areas

749 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		679,821	
TOTAL MARKET OB/XF VALUE		6,371	
TOTAL LAND VALUE - MARKET		281,250	
TOTAL MARKET VALUE		967,442	
SOH/AGL Deduction		60,728	
ASSESSED VALUE		906,714	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		856,714	
TOTAL JUST VALUE		967,442	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		880,305	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183330	NEW CONSTR	375,660	09/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2703/585	4/01/2024	WD Q	I	01	
GRANTOR: BOTTKA HARY-JANOS & C					
GRANTEE: LAVENDER JOHN EDWAR					
2076/1187	9/01/2016	WD U	V	11	100
GRANTOR: OSPREY DEVELOPMENT CO					
GRANTEE: BOTTKA HARY-JANOS &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2020] W45 S8 FOP=[YR=2020] S17 FGR=[YR=2020] S23 E25											
BAS=[YR=2020] E11 UOP=[YR=2020] S5W13S4E3N1E21N8W2											
FOP=[YR=2020] N6W9S6E9\$ W9\$ N6 E9 N34 W34 S17 E14 S23\$ N23											
W25\$ E11 N17 W11\$ E45 N8\$ PTR=E15 STR=[YR=2020] E19 S4											
FUS=[YR=2020] E26 S34 FOP=[YR=2020] S6 W9 N6 E9\$ W15											
STR=[YR=2020] W5 FOP=[YR=2020] S6 W25 N8 E25 S2\$ N11 E5 S11\$											
N11 W5 S9 W25 N15 FOP=[YR=2020] N17 E8 S17 W8\$ E8 N17 E11\$											
W19 N4\$ W15\$ PTR= E60 S40 FUS=[YR=2020] E25 N5 STR=[YR=2020]											
N12E9 S9 W4 S3 W5\$ E5 N3 E4 S13 W9 S10 FOP=[YR=2020] S8 W25											
N8 E25\$ W25 N15\$ W60 N40\$.											

TOTAL OB/XF											
6,371											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-2	70.00	89.00	1.00	LT	