

KANE FRANCIS C
737 KINGFISHER WAY
FERNANDINA BEACH, FL 32034

00-00-31-1677-0021-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70
Exterior Wall17CB STUCCO 30
Roof Structur08IRREGULAR 100
Roof Cover12MODULAR MT 100
Interior Wall05DRYWALL 100
Interior Floo12HARDWOOD 60
Interior Floo11CLAY TILE 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms3.5 100

Frame Stories Units03MASONRY 100
3. 100
0 100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1023.00
AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE
BAL451571,170
BAL451571,170
BAL601591,505
FGR9305551285,584
FOP12030366,018
FOP12030366,018
FOP3603010818,053
FOP3603010818,053
FST3655203,343
FST3655203,343
TOTALS5,8353,972663,942
EXTRA FEATURES

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500013,972113.3055169.96675,08120192019001.6598.35

1 SFR CUST - 100% - 2020Heated Area: 2970HX Base Yr 2020

STR 2019

SFB 2019

FGR 2019

FOP 2019

BAL 2019

STR 2019

SFB 2019

FGR 2019

FOP 2019

BAL 2019

STR 2019

SFB 2019

FGR 2019

FOP 2019

BAL 2019

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE663,942

TOTAL MARKET OB/XF VALUE20,382

TOTAL LAND VALUE - MARKET281,250

TOTAL MARKET VALUE965,574

SOH/AGL Deduction382,705

ASSESSED VALUE582,869

TOTAL EXEMPTION VALUEHX HB SX100,000

BASE TAXABLE VALUE482,869

TOTAL JUST VALUE965,574

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE935,680

PERMIT NUMDESCRIPTIONAMTISSUED

20172077C0 ISSUED012/03/2019

20172077NEW CONSTR395,65907/07/2017

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / V / RSN CD SALE PRICE

2081/034510/28/2016WD Q V 01147,500

GRANTOR: OSPREY DEVELOPMENT CO

GRANTEE: KANE FRANCIS C

1421/11961/17/2006MS U V 03100

GRANTOR: CITY OF FERNANDINA BE

GRANTEE: OSPREY DEVELOPMENT

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W15 UOP=[YR=2019] W15 STR=[YR=2019] W15 S10
SFB=[YR=2019] S21 UOP=[YR=2019] S12 E45 N4 W15 N8 W30\$ E15
N21 W4 FST=[YR=2019] W6N6E6S6\$ W11\$ E5N6E6S6E4N10\$ S8E15N8\$
S8W15S23E15S8E15N39\$ PTR=E15 FUS=[YR=2019] E9 FST=[YR=2019]
E6 BAL=[YR=2019] N3 E15 S3 FOP=[YR=2019] S8 W15 N8 E15\$ W15\$
S6W6N6\$ S6E6S2E15 N8 E15 S39 BAL=[YR=2019] S4 W15
FOP=[YR=2019] W30 N12 E30 S12\$ N4 E15\$ W15 N8 W30 N31\$ W15\$
PTR= E75 FUS=[YR=2019] E9FST=[YR=2019] E6 BAL=[YR=2019] N3
E15S3 FOP=[YR=2019] S8 W15 N8 E15\$ W15\$S6W6N6\$ S6E6S2 E15 N8
E15 S39 W15 FOP=[YR=2019] S4 W30 N12 E30 S8\$ N8 W30 N31\$W75 \$.

LAND DESCRIPTIONTOTAL OB/XF20,382

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPPTH FACT% CONDTOT ADJUNIT PRICELAND UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000003R-270.0089.001.00LT1.001.001.25225,000.00281,250.00281,250

REVIEW DATE06/05/2019BY DJTotal Acres: 0.00Total Land Value: 281,250Market: 0Agricultural: 0Common: 281,250PRINTED 08/06/2024 BY SYS