

KAMMAN GERALD J & SARAH S
15 BUCKTHORNE RD
FERNANDINA BEACH, FL 32034

01-6N-29-0202-0143-0000

BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION							
Exterior Wall	16	WD FR STUC 100							
Roof Structur	03	GABLE/HIP 100							
Roof Cover	03	COMP SHNGL 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		2 100							
Bathrooms		2 100							
Frame	02	WOOD FRAME 100							
Stories	1.	1. 100							
Units	0	0 100							
Occupancy	00	NONE 100							
Quality		04	Quality Level 04						
DOR CODE		0100	SINGLE FAMILY						
MAP NUM			MKT AREA					10	
NEIGHBORHOOD/LOC		10001.00							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE					
BAS	1,778	100	1,778	282,073					
FGR	352	55	194	30,777					
FOP	28	30	8	1,269					
FOP	135	30	40	6,346					

TOTALS		2,293	2,020	320,466	
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0858	SCULP CONC	0 100	0	0	579.00	SF	13.00	13.00
3	0825	BRICK	0 100	0	0	638.00	SF	12.50	12.50
4	1075	TRELLIS G	0 100	0	0	60.00	SF	35.00	35.00
5	1125	CB/STC 6"	0 100	0	0	426.00	SF	7.35	7.35
6	0446	BOX FNC 6'	0 100	0	0	35.00	LF	20.00	20.00
7	1242	WD DECK A	0 100	0	0	591.00	SF	10.00	10.00

TOTAL OB/XF										19,014									
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LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS																								
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,020	120.1872	180.28	364,166	1989	1999		0		0	12.00	88.00

1 SFR CUST - 100% - 1996

Heated Area: 1778

HX Base Yr 1996

NASSAU COUNTY PROPERTY										PAGE 1 of 1										5					
VALUATION SUMMARY																									
VALUATION BY													STANDARD												
Tax Group: 5													Tax Dist:												
BUILDING MARKET VALUE													320,466												
TOTAL MARKET OB/XF VALUE													19,014												
TOTAL LAND VALUE - MARKET													450,000												
TOTAL MARKET VALUE													789,480												
SOH/AGL Deduction													501,380												
ASSESSED VALUE													288,100												
TOTAL EXEMPTION VALUE													HX HB 50,000												
BASE TAXABLE VALUE													238,100												
TOTAL JUST VALUE													789,480												
NCON VALUE													0												
INCOME VALUE																									
PREVIOUS YEAR MKT VALUE													675,496												

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1853/1358	2/05/2013	QC	U	I	11	100
GRANTOR: KAMMAN GERALD J						
GRANTEE: KAMMAN GERALD J & S						
1853/1354	2/05/2013	TD	U	I	30	100
GRANTOR: KAMMAN GERALD J TRUST						
GRANTEE: KAMMAN GERALD J						

BUILDING NOTES									
BAS=[YR=1993] W5 S1 W6 N1 W5 S3 W21 N3 W7 S3 W3 N1 W7 S1 W3 S18 FOP=[YR=1993] S13 E11 N5 W1 N8 W10 \$ E10 S8 E1 S5 E17 S8 E2 FGR=[YR=1993] S22 E16 N22 W16 \$ E16 N1 FOP=[YR=1993] E2 N7 W4 S7 E2 \$ W2 N7 E4 N6 E9 N28 \$.									