LOT 11
MARSH CREEK VILLAGE 1 PB 4/18

FETZEK ANDREW JR & CATHERINE M
12 PAINTED BUNTING
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1300-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

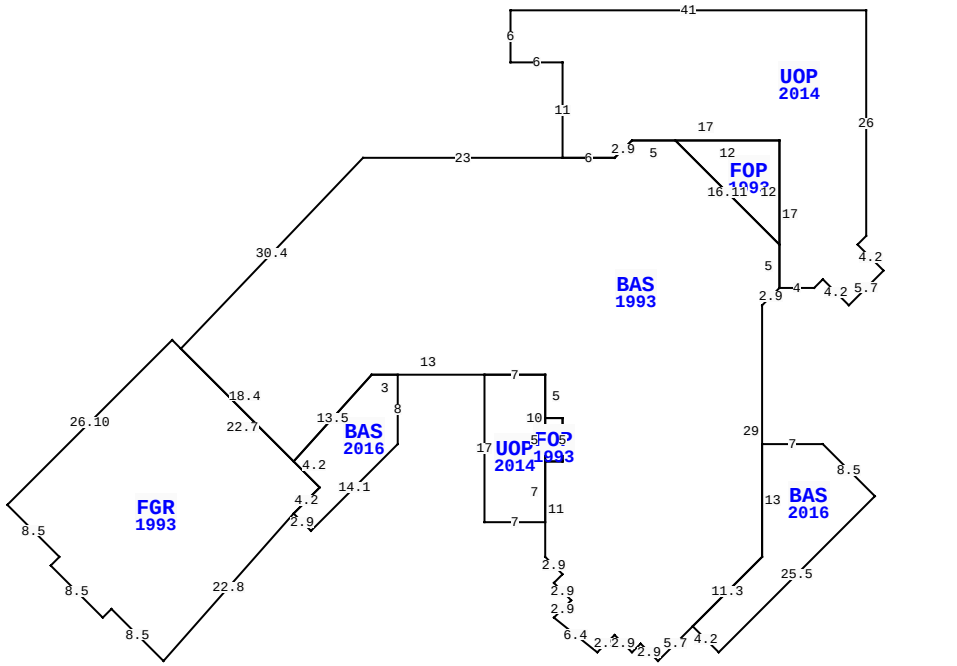
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,231	100	2,231	264,678
BAS	110	100	110	13,050
BAS	184	100	184	21,829
FGR	674	55	371	44,015
FOP	10	30	3	356
FOP	72	30	22	2,610
UOP	119	20	24	2,847
UOP	751	20	150	17,796
TOTALS	4,151		3,095	367,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,095	94.7232	142.08	439,738	1987	1990	0	0	0	16.50	83.50

1 SFR CUST – 100% - 2016 Heated Area: 2525 HX Base Yr 2016



12 PAINTED BUNTING, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		367,181
TOTAL MARKET OB/XF VALUE		9,248
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,026,429
SOH/AGL Deduction		482,808
ASSESSED VALUE		543,621
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		493,621
TOTAL JUST VALUE		1,026,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		960,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531085	ADDITION	35,597	09/01/2015
B1327947	DECK	8,124	11/01/2013
B1327360	REMODEL	10,000	06/01/2013
M015004	H/AC	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/0885	9/10/2020	WD	U	I	11	100
GRANTOR: FETZEK ANDREW JR & CA						
GRANTEE: FETZEK ANDREW JR &						
1946/0029	11/04/2014	WD	U	I	11	100
GRANTOR: FETZEK ANDREW JR & CA						
GRANTEE: BALL ROBERT OWEN &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2014] W41 S6 E6 S11 BAS=[YR=1993] W23 L21 D22 FGR=[YR=1993] U1 L1 L19 D19 R6 D6 L1 D1 R6 D6 R1 U1 D6 R6 U17 R15 BAS=[YR=2016] D2 R2 U10 R10 N8 W3 D10 L9 D3 R3 D3 L3 $ U3 R3 U16 L16 $ R13 D13 U10 R9 E13 UOP=[YR=2014] S17 E7 N7 FOP=[YR=1993] N5 E2 S5 W2$N10 W7$ E7 S5 E2 S5 W2 S11 D2 R2 D1 L1 R2 D2 L2 D2 D4 R5 U2 R2 D2 R2 U1 R1 D2 R2 U4 R4 BAS=[YR=2016] D3 R3 U18 R18 U6 L6 W7 S13 D8 L8 $ U8 R8 N29 U2 R2 N5 FOP=[YR=1993] N12W12 D12 R12 $ U12 L12 W5 D2 L2 W6$E6 U2 R2 E17 S17 E4 U1 R1 D3 R3 U4 R4 U3 L3 U1 R1 N26$.

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	1987	1987	3	62	1,240	
2	0812	CONCRETE C	0	100	0	0	1,308.00	SF	4.00	4.00	100	1987	1987	3	52	2,721	
3	0855	CONC PAVER	0	100	0	0	795.00	SF	7.00	7.00	100	2014	2014	3	95	5,287	

LAND DESCRIPTION

TOTAL OB/XF 9,248

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	000140	C	SFR GOLF A	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/06/2024 BY SYS