LOT 71
IN OR 1458/1365
MARSH CREEK VILLAGE 1 PB 4/18

KLEIN J NICHOLAS III & KERRY D
PO BOX 130
KELLER, VA 23401-0130

2024

01-6N-29-1300-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

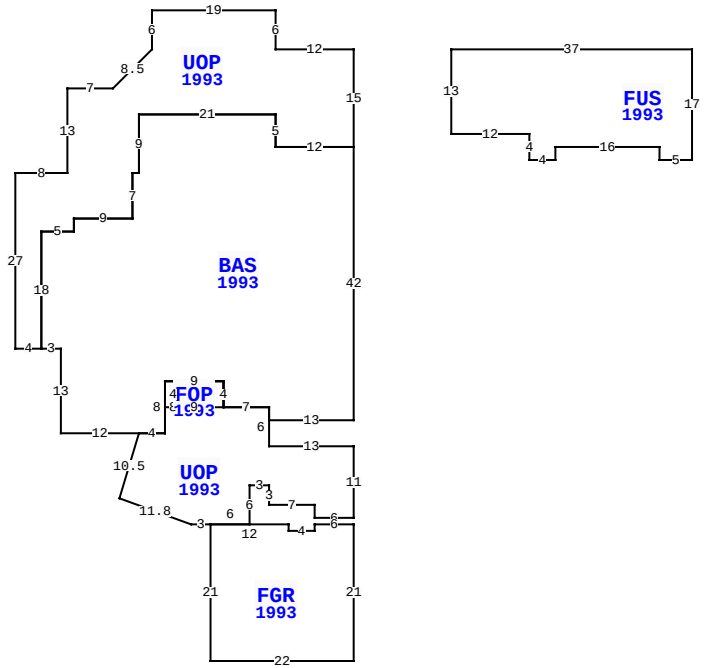
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,884	100	1,884	271,653
FGR	458	55	252	36,336
FOP	36	30	11	1,586
FUS	549	100	549	79,160
UOP	496	20	99	14,275
UOP	869	20	174	25,089
TOTALS	4,292		2,969	428,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,969	117.9465	176.92	525,275	1986	1986	0	0	0	18.50	81.50

1 SFR CUST – 0% - 0 Heated Area: 2433 HX Base Yr



14 BELTED KINGFISHER, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	428,099
TOTAL MARKET OB/XF VALUE	4,766
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	882,865
SOH/AGL Deduction	289,080
ASSESSED VALUE	593,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	593,785
TOTAL JUST VALUE	882,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	764,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631888	KITCHEN	35,000	03/01/2016
M993978	H/AC	0	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/1365	11/13/2006	WD	U	I	10	100,000
GRANTOR: BROWN CHRISTOPHER C &						
GRANTEE: KLEIN J NICHOLAS II						
1390/1532	2/22/2006	WD	Q	I		600,000
GRANTOR: CLYNES THOMAS H & RUT						
GRANTEE: KLEIN J NICHOLAS II						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 N6 W19 S6 D6 L6 W7 S13 W8 S27 E4
BAS=[YR=1993] E3 S13 E12 UOP=[YR=1993] D10 L3 R11 D4 E3
FGR=[YR=1993] S21 E22 N21 W6 S1 W4 N1 W12$ E6 N6 E3 S3 E7 S2
E6 N11 W13 N6 W7 FOP=[YR=1993] W9 N4 E9 S4$ N4 W9 S8 W4$ E4
N8 E9 S4 E7 S2 E13 N42 W12 N5W21 S9 W1 S7 W9 S2 W5 S18$ N18
E5 N2 E9 N7 E1 N9 E21 S5 E12 N15$ PTR= E15 FUS=[YR=1993] E37
S17 W5 N2 W16 S2 W4 N4 W12 N13$ 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200	
2	0812	CONCRETE C	0	0	0	0	1,147.00	SF	4.00	4.00	100	1986	1986	3	49.5	2,271	
3	1125	CB/STC 6"	0	0	0	0	232.00	SF	7.35	7.35	100	1986	1986	3	49.5	844	
4	0820	WOOD WALK	0	0	24	4	96.00	SF	11.75	11.75	100	1990	1990	3	40	451	

LAND DESCRIPTION

TOTAL OB/XF 4,766

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	0		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