LOT 76
IN OR 1794/1792
MARSH CREEK VLG 1

KELLER MICHAEL A & JANET L
24 BELTED KINGFISHER
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1300-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

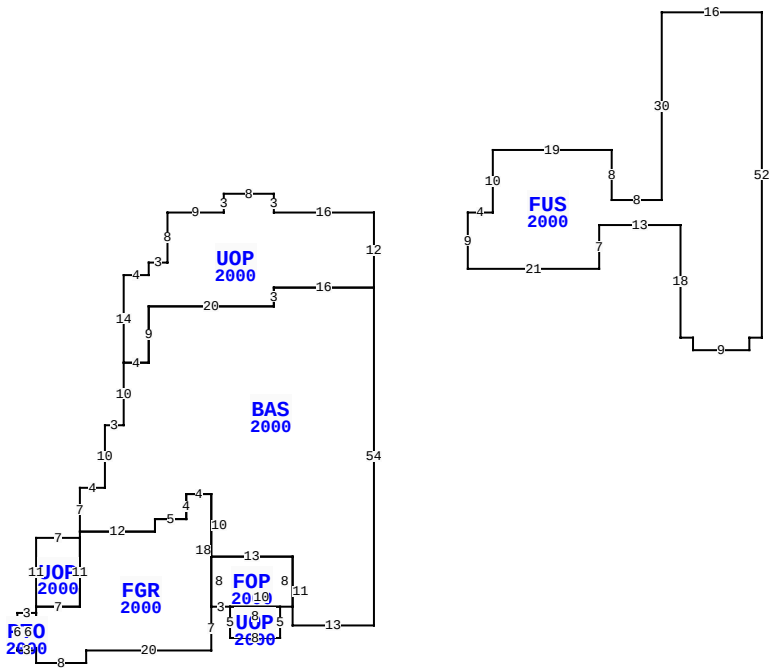
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		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	1,744	100	1,744	262,020
FGR	498	55	274	41,166
FOP	104	30	31	4,657
FUS	1,211	100	1,211	181,942
PTO	18	5	1	150
UOP	40	20	8	1,202
UOP	77	20	15	2,253
UOP	548	20	110	16,526
TOTALS	4,240		3,394	509,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,394	112.5390	168.81	572,941	2000	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2020 Heated Area: 2955 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

24 BELTED KINGFISHER, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		509,917
TOTAL MARKET OB/XF VALUE		9,319
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,019,236
SOH/AGL Deduction		450,843
ASSESSED VALUE		568,393
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		518,393
TOTAL JUST VALUE		1,019,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		946,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906446	NEW CONSTR	205,000	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1794/1792	5/22/2012	WD	Q	I	02	605,000
GRANTOR: RODGERS WILLIAM R & C						
GRANTEE: KELLER MICHAEL A &						
0963/0922	12/21/2000	WD	U	I		585,000
GRANTOR: D F MILLER LEASING CO						
GRANTEE: RODGERS WILLIAM R &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W16 N3 W8 S3 W9 S8 W3 S2 W4 S14 BAS=[YR=2000] S10 W3 S10 W4 S7 FGR=[YR=2000] S1 UOP=[YR=2000] W7 S11 E7 N11 $ S11 W7 S1 PTO=[YR=2000] W3 S6E3 N6 $ S8 E8 N2 E20 N7 FOP=[YR=2000] E3 UOP=[YR=2000] S5 E8 N5 W8 $ E10 N8 W13 S8 $ N18 W4 S4 W5 S2 W12 $ E12 N2 E5 N4 E4 S10 E13 S11 E13 N54 W16 S3 W20 S9 W4 $ E4 N9 E20 N3 E16 N12 $ PTR= E15 FUS=[YR=2000] E4 N10 E19 S8 E8 N30 E16 S52 W2 S2 W9 N2 W2 N18 W13 S7 W21 N9 $ 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680	
2	0855	CONC PAVER	0	100	0	0	967.00	SF	10.00	10.00	100	2000	2000	3	79	7,639	

LAND DESCRIPTION

TOTAL OB/XF 9,319

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 01/16/2020 BY KWVJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS