

ADAMS FAMILY TRUST/ADAMS JOHN D JR TRUSTEE
909 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

37-2N-28-5000-0048-0000



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

2003

FACE BRICK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units BUD8 Adjustme Occupancy

030514030402010400

COMP SHNGL 100 DRYWALL 100 CARPET 100 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 100 0 100 DIST 01 100 NONE 100

Quality

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4016.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,400

100

1,400

155,196

FGR

672

55

370

41,016

FOP

224

30

67

7,427

PTO

216

5

11

1,220

USP

252

30

76

8,425

TOTALS

2,764

1,924

213,283

EXTRA FEATURES

L N

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

0812

CONCRETE C

00

00

00

2,942.00

SF

4.00

4.00

100

1987

1987

3

52

6,119

2

1127

BRICK 8"

00

00

00

12.00

SF

11.00

11.00

100

1987

1987

3

83

110

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000116

C

SFR MARSH

0

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

205,000.00

205,000.00

205,000

REVIEW DATE

11/15/2023

BY

DJ

Total Acres:

0.00

Total Land Value:

205,000

Market:

0

Agricultural:

0

Common:

205,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,924

115.2480

144.06

277,171

1987

1992

0

0

23.05

76.95

1 SNGL FAM - 0% - 2024

Heated Area: 1400

HX Base Yr

21

18

12

12

21

18

21

22

26

32

32

21

28

6

8

6

21

28

USP

2024

PTO

2024

BAS

1993

FGR

1993

FOP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/22/2024

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 7

Tax Dist:

STANDARD

BUILDING MARKET VALUE

213,283

TOTAL MARKET OB/XF VALUE

6,229

TOTAL LAND VALUE - MARKET

205,000

TOTAL MARKET VALUE

424,512

SOH/AGL Deduction

0

ASSESSED VALUE

424,512

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

424,512

TOTAL JUST VALUE

424,512

NCON VALUE

4,019

INCOME VALUE

PREVIOUS YEAR MKT VALUE

372,214

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2642/1306

5/12/2023

WD Q

I

I

01

434,000

GRANTOR: KYNE JOHN T & EDEN

GRANTEE: ADAMS FAMILY TRUST

2010/0008

10/19/2015

WD U

I

I

37

209,500

GRANTOR: SNOWDEN IRENE M

GRANTEE: KYNE JOHN T & EDEN

BUILDING NOTES

BAS=[YR=1993;ORIG=0,0] W22 W27 S26 E28 S6 E21 N32 \$

FGR=[YR=1993;ORIG=-49,0] W21 S32 E21 N32 \$

USP=[YR=2024;ORIG=-22,0] N12 W21 S12 E21 \$

FOP=[YR=1993;ORIG=-49,32] S2 E28 N8 W28 S6 \$

PTO=[YR=2024;ORIG=-22,-12] E18 S12 W18 N12 \$

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BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W22 W27 S26 E28 S6 E21 N32 \$

FGR=[YR=1993;ORIG=-49,0] W21 S32 E21 N32 \$

USP=[YR=2024;ORIG=-22,0] N12 W21 S12 E21 \$

FOP=[YR=1993;ORIG=-49,32] S2 E28 N8 W28 S6 \$

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