TRACT 1 (EX S-1)
IN OR 2798/172
AIKEN SUB UNR

**OAKWOOD PROPERTY HOLDINGS LLC**
4811 BEACH BLVD #107
JACKSONVILLE, FL 32207

**2025**

**00-00-30-0020-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

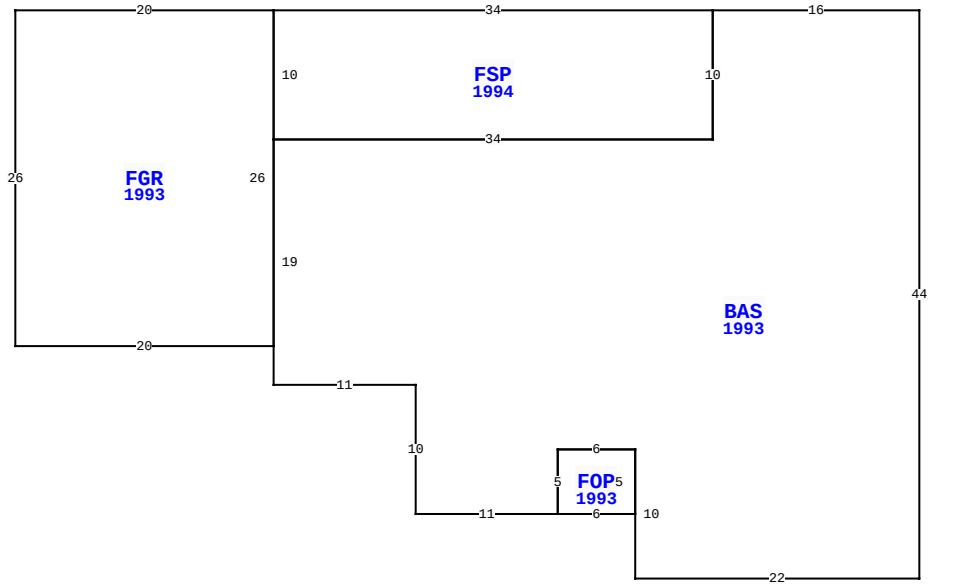
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3027.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,580 | 100 | 1993 | 1,580 | 185,740 |
| FGR | 520 | 55 | 1993 | 286 | 33,621 |
| FOP | 30 | 30 | 1993 | 9 | 1,058 |
| FSP | 340 | 40 | 1994 | 136 | 15,987 |
| TOTALS | 2,470 | | | 2,011 | 236,406 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,011 | 107.0160 | 141.26 | 284,074 | 1988 | 1988 | 0 | 0 | 0 | 16.78 | 83.22 |

1 SNGL FAM – 100% - 1996 Heated Area: 1580 HX Base Yr 1996




1347 AUTUMN TRCE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/26/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 236,406 |
| TOTAL MARKET OB/XF VALUE | | 5,664 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 542,070 |
| SOH/AGL Deduction | | 375,184 |
| ASSESSED VALUE | | 166,886 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,722 |
| BASE TAXABLE VALUE | | 66,164 |
| TOTAL JUST VALUE | | 542,070 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 530,661 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4458 | N/A | 70,488 | 10/27/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2795/1749 | 6/18/2025 | WD | Q | I | 01 | 375,000 |
| GRANTOR: HUNT WALTER W & A B | | | | | | |
| GRANTEE: OAKWOOD PROPERTY HO | | | | | | |
| 0725/1361 | 3/15/1995 | WD | U | I | 07 | 100 |
| GRANTOR: TAN WILLIAM L & TONDA | | | | | | |
| GRANTEE: HUNT WALTER W & A B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=1994] W34 FGR=[YR=1993] W20 S26 E20 N26 $ S10 E34 N10 $ S10 W34 S19 E11 S10 E11 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S10 E22 N44 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 62 | 2,170 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,679.99 | SF | 4.00 | 4.00 | 100 | 1988 | 1988 | 3 | 52 | 3,494 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,664

| 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 | RES | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 300,000.00 | 300,000.00 | 300,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS