PT OF LOT 1
IN OR 839/1146
AIKEN SUB UNR

JAKUBASZ JAY J
1361 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0020-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

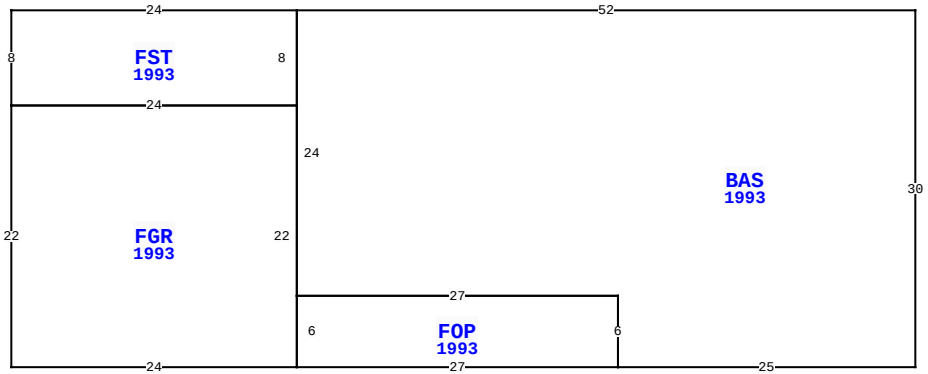
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100	1993	1,398	172,573
FGR	528	55	1993	290	35,799
FOP	162	30	1993	49	6,048
FST	192	55	1993	106	13,085
TOTALS	2,280			1,843	227,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,843	111.0000	146.52	270,036	1984	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1989 Heated Area: 1398 HX Base Yr 1989



1361 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		227,505
TOTAL MARKET OB/XF VALUE		25,015
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		552,520
SOH/AGL Deduction		361,721
ASSESSED VALUE		190,799
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,077
TOTAL JUST VALUE		552,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109150	GARAGE	19,008	12/01/2001
R992137	REPAIR/RRF	0	11/01/1999
5536	SWIM POOL	8,050	02/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0839/1146	7/01/1998	QC	Q	I	01	100
GRANTOR: CALDWELL MARIANNE D F						
GRANTEE: JAKUBASZ JAY J						
0555/0640	10/25/1988	WD	Q	I		102,000
GRANTOR: MURRY DAVID M						
GRANTEE: JAKUBASZ JAY J						

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	0812	CONCRETE C	0	100	0	0	1,907.00	SF	4.00	4.00	100	1984	1984	3	41	3,127	
2	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	1989	1989	3	20	7,140	
3	0845	KOOL DECK	0	100	0	0	717.00	SF	7.25	7.25	100	1989	1989	3	54.5	2,833	
4	0910	SCRN RM L	0	100	38	31	1,178.00	SF	15.00	15.00	100	1989	1989	3	20	3,534	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	1992	1992	3	20	749	
6	0811	CONCRETE B	0	100	0	0	505.00	SF	5.20	5.20	100	1995	1995	3	68	1,786	
7	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2002	2002	3	29	5,846	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 FST=[YR=1993] W24 S8 FGR=[YR=1993] S22 E24 FOP=[YR=1993] E27 N6 W27 S6$ N22 W24$ E24 N8$ S24 E27 S6 E25 N30$.

LAND DESCRIPTION

TOTAL OB/XF 25,015

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