TRACT 4
IN OR 1995/1452
AIKEN SUB UNR

BYRNS FAMILY TRUST/BYRNS KENNETH L TRUSTEE
1327 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0020-0004-0000

BUILDING CHARACTERISTICS

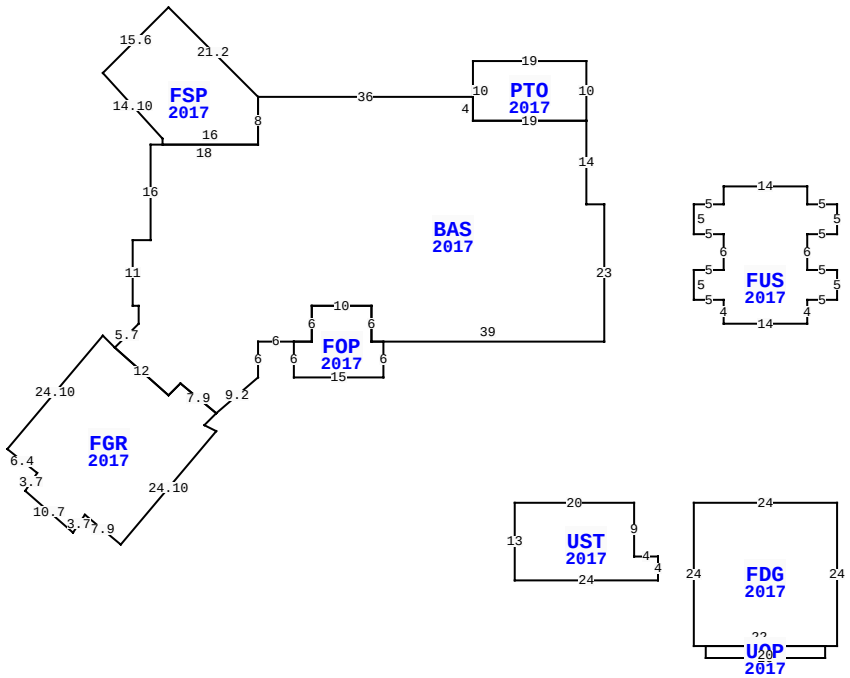
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	06	Quality Level 06
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	3,012	100	2017	3,012	629,730
FDG	576	60	2017	346	72,340
FGR	666	55	2017	366	76,521
FOP	150	30	2017	45	9,408
FSP	360	40	2017	144	30,107
FUS	422	100	2017	422	88,229
PTO	190	5	2017	10	2,090
UOP	40	20	2017	8	1,672
UST	276	45	2017	124	25,925
TOTALS	5,692			4,477	936,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,477	163.2893	215.54	964,973	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 3434 HX Base Yr 2018



1327 AUTUMN TRCE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

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	2017	2017	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	4,766.00	SF	10.00	10.00	100	2017	2017	3	96	45,754	
3	0855	CONC PAVER	0	100	0	0	298.00	SF	10.00	10.00	100	2017	2017	3	96	2,861	
4	0855	CONC PAVER	0	100	0	0	276.00	SF	10.00	10.00	100	2017	2017	3	96	2,650	
5	0300	BOAT DCK W	0	100	0	0	693.00	SF	40.00	40.00	100	2001	2001	3	28	7,762	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		936,024
TOTAL MARKET OB/XF VALUE		60,967
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,796,991
SOH/AGL Deduction		730,679
ASSESSED VALUE		1,066,312
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,015,590
TOTAL JUST VALUE		1,796,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,515,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001597	CO ISSUED	0	02/28/2017
B1632181	NEW CONSTR	370,682	04/26/2016
B1530954	DEMOLITION	0	08/10/2015
6542	ADDITION	17,920	06/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/1452	7/31/2015	WD	Q	I	01	460,000
GRANTOR: STAFFORD FAMILY REVOC						
GRANTEE: BYRNS FAMILY TRUST						
1609/0897	2/25/2009	WD	U	I	30	100
GRANTOR: STAFFORD FRANK E JR &						
GRANTEE: STAFFORD FRANK EDWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W3 N14 PTO=[YR=2017] N10 W19 S10 E19$ W19 N4 W36 FSP=[YR=2017] U15 L15 L11 D11 R10 D11 S1 E16 N8$ S8 W18 S16 W3 S11 E1 S3 D4 L4 FGR=[YR=2017] U2 L2 L16 D19 R5 D4 D3 L2 D7 R8 U3 R2 R6 D5 U19 R16 U1 L2 U2 R2 U5 L6 D2 L2 U8 L9 $ D8 R9 U2 R2 D5 R6 U6 R7 N6 E6 FOP=[YR=2017] S6 E15 N6 W2 N6 W10 S6 W3$ E3 N6 E10 S6 E39 N23$ PTR=E15 FUS=[YR=2017] E5 N3 E14 S3 E5 S5 W5 S6 E5 S5 W5 S4 W14 N4 W5 N5 E5 N6 W5 N5 $ W15$ PTR=E15 S50 FDG=[YR=2017] E24 S24 W2 UOP=[YR=2017] S2 W20 N2 E20$ W22 N24 $ N50 W15$ PTR=E5 S50 UST=[YR=2017] W20 S13 E24 N4 W4 N9$ N50 W5$.

LAND DESCRIPTION

TOTAL OB/XF 60,967

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	000132	C	RES RIVER	100		RSF-	1100.00	292.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/30/2025 BY SYS