

TRACT 5 (EX S-1)
IN OR 2565/1417
ESMT IN OR 305/521

BRYANT MELISSA M/MURPHY EDWARD P & JANET
1330 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0020-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	2,080	100	1993	2,080	226,670
DCK	240	10	2009	24	2,615
FGR	684	55	1993	376	40,975
FOP	32	30	1993	10	1,090
FST	84	55	1993	46	5,013
TOTALS	3,120			2,536	276,363

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,138.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,536	103.2000	136.22	345,454	1984	1984	0	0
1 SNGL FAM - 100% - 2023									
Heated Area: 2080									
HX Base Yr 2023									
1330 AUTUMN TRCE, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
03/26/2024 MLU									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		276,363	
TOTAL MARKET OB/XF VALUE		6,765	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		583,128	
SOH/AGL Deduction		236,739	
ASSESSED VALUE		346,389	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		295,667	
TOTAL JUST VALUE		583,128	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		570,399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313512	REPAIR/RRF	2,400	06/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/1417	5/25/2022	WD	Q	I	01	677,700
GRANTOR: CRAWFORD JOHN H JR &						
GRANTEE: MURPHY EDWARD P & J						
2479/0908	7/13/2021	WD	Q	I	01	535,000
GRANTOR: CHISMAR GARY E & KATH						
GRANTEE: CRAWFORD JOHN H JR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W31 DCK=[YR=2009] N12 W20 S12 E20\$ W33 FST=[YR=1993] W14 FGR=[YR=1993] W10 S32 E24 N26 W14 N6 \$ S6 E14 N6\$ S32 E14S4 E4 FOP=[YR=1993] E8 N4 W8 S4\$ N4 E8 S4 E4 N4 E34 N32\$.									