E1/2 OF LOT 5
IN OR 1220/707
AIKEN SUB UNR

BEDRICK TRUST/DESPRES SUSAN BEDRICK TRUSTEE
1344 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0020-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

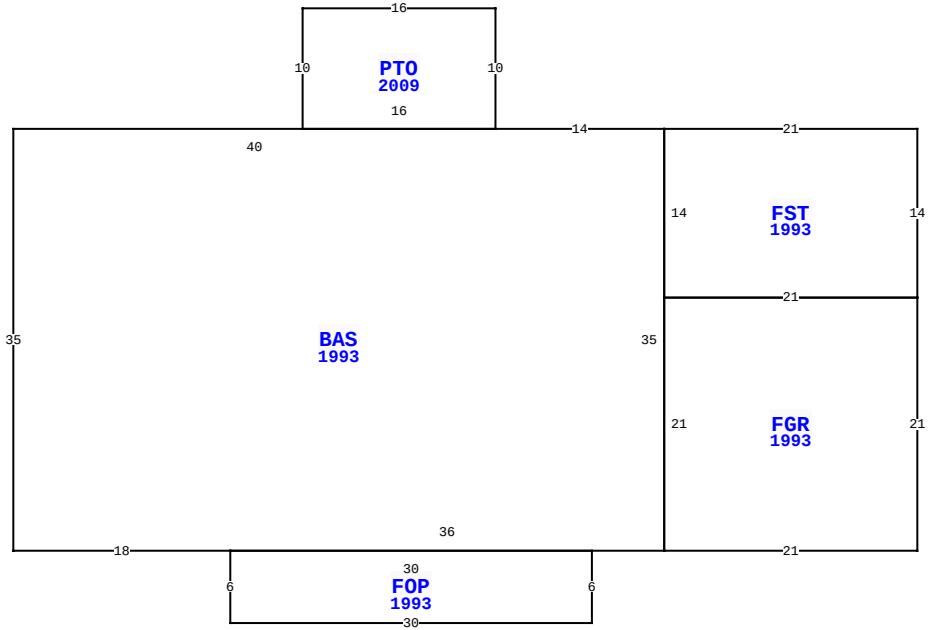
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,890	100	1993	1,890	218,320
FGR	441	55	1993	243	28,069
FOP	180	30	1993	54	6,238
FST	294	55	1993	162	18,713
PTO	160	5	2009	8	924
TOTALS	2,965			2,357	272,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,357	106.7220	140.87	332,031	1981	1981	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2013 Heated Area: 1890 HX Base Yr 2013



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

1344 AUTUMN TRCE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		272,265
TOTAL MARKET OB/XF VALUE		4,176
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		576,441
SOH/AGL Deduction		349,813
ASSESSED VALUE		226,628
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		170,906
TOTAL JUST VALUE		576,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213198	REPAIR/RRF	9,500	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1220/0707	4/06/2004	WD	Q	I		231,500
GRANTOR: RAWLS HUGH M JR & DOR						
GRANTEE: BEDRICK BETTY TRUST						
0316/0597	6/01/1980	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W21 BAS=[YR=1993] W14 PTO=[YR=2009] N10 W16 S10 E16$ W40 S35 E18 FOP=[YR=1993] S6 E30 N6 W30$ E36 FGR=[YR=1993] E21 N21 W21 S21$ N35$ S14 E21 N14$.

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	1981	1981	3	46.5	1,628	
2	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50	6.50	100	1981	1981	3	32.5	887	
3	0811	CONCRETE B	0	100	41	19	779.00	SF	5.20	5.20	100	1984	1984	3	41	1,661	

LAND DESCRIPTION

TOTAL OB/XF 4,176

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