BLOCK 8 LOT 4
AMERICAN BEACH 3 UNIT 2 PB 4/1

JAQUITH KENNETH DONALD & KRISTINE G MILLER
5343 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-010D-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

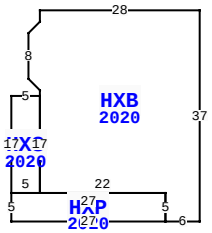
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

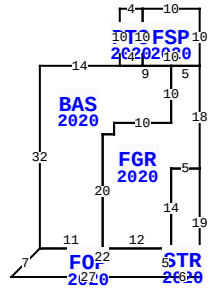
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	476	100	2020	476	84,335
FGR	350	55	2020	192	34,018
FOP	123	30	2020	37	6,555
FSP	100	40	2020	40	7,087
HXB	946	100	2020	946	167,606
HXP	135	30	2020	40	7,087
HXS	85	40	2020	34	6,024
PTO	40	5	2020	2	355
STR	100	10	2020	10	1,772
TOTALS	2,355			1,777	314,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,777	136.9650	180.79	321,264	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 2024 Heated Area: 1422 HX Base Yr





1640 LEWIS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	314,839
TOTAL MARKET OB/XF VALUE	4,770
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	544,609
SOH/AGL Deduction	0
ASSESSED VALUE	544,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	544,609
TOTAL JUST VALUE	544,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	529,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005905	NEW CONSTR	204,795	06/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2786/1064	5/01/2025	WD	Q	I	01	765,000
GRANTOR: BRAUN RICHARD A & MAR						
GRANTEE: JAQUITH KENNETH DON						
2218/0219	8/01/2018	WD	Q	V	02	94,000
GRANTOR: CALHOUN JOHN R						
GRANTEE: BRAUN RICHARD A & M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W10 PTO=[YR=2020] W4 S10 BAS=[YR=2020] W14 S32 FOP=[YR=2020] D5 L5 E27 STR=[YR=2020] E6 N19 FGR=[YR=2020] N18 W5 S10 W10 S2 W2 S20 E12 N14 E5$ W5 S14 W1 S5$ N5 W 22$ E11 N20 E2 N2 E10 N10 W9 $ E4 N10 $ S10 E10 N10 $ PTR= N30 HXB=[YR=2020] N37 W28 S2 D2 L2 S8 D2 R2 S1 HXS=[YR=2020] W5 S17 HXP=[YR=2020] S5 E27 N5 W27 $ E5 N17 $ S17 E22 S5 E6 $ S30 $.

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	0811	CONCRETE B	0	0	0	0	936.00	SF	5.20	5.20	100	2020	2020	3	98	4,770	

TOTAL OB/XF 4,770

LAND DESCRIPTION

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	0		RSF-2	50.00	113.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 01/07/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS