

LOT 9
IN OR 2768/1018
AUTUMN TRACE UNIT 1 PBK 4/91

ROTH KENNETH WAYNE L/E/
P O BOX 16402
FERNANDINA BEACH, FL 32035

2025

00-00-30-0125-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,420	100	1993	1,420	194,790
FGR	466	55	1993	256	35,117
FOP	64	30	1993	19	2,606
FST	12	55	1993	7	960
FUS	756	100	1993	756	103,706
TOTALS	2,718			2,458	337,180

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0861	POOL GUNIT	0 100	18	32	576.00	SF	85.00	85.00
3	0810	CONCRETE A	0 100	0	0	420.00	SF	6.50	6.50
4	0845	KOOL DECK	0 100	0	0	604.00	SF	7.25	7.25
5	0910	SCRN RM L	0 100	0	0	1,075.00	SF	15.00	15.00
6	0845	KOOL DECK	0 100	0	0	246.00	SF	7.25	7.25
7	0812	CONCRETE C	0 100	0	0	1,416.00	SF	4.00	4.00
8	0812	CONCRETE C	0 100	0	0	1,416.00	SF	4.00	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	NORM	% COND
0900	01	2,458	121.5456	160.44	394,362	1989	1995	0	0	0 14.50	85.50
1 SNGL FAM - 100% - 2016 Heated Area: 2176 HX Base Yr 2016											

1318 AUTUMN TRCE, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					03/26/2024 MLU				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		337,180	
TOTAL MARKET OB/XF VALUE		28,469	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		665,649	
SOH/AGL Deduction		361,639	
ASSESSED VALUE		304,010	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		253,288	
TOTAL JUST VALUE		665,649	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		650,053	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17422354	WINDOWS	8,908	07/10/2017
B1328054	DRIVEWAY	2,500	11/01/2013
R1213085	ROOF	9,570	08/01/2012
B0788	XFOB	5,630	02/01/1994
5668	NEW CONSTR	10,000	04/21/1989
5569	NEW CONSTR	69,000	03/09/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2768/1018	2/18/2025	LE	U	I	11
GRANTOR: ROTH KENNETH WAYNE					
GRANTEE: BISHOP JACK					
1967/1446	3/13/2015	WD	Q	I	01
GRANTOR: PERRETT ROBERT					
GRANTEE: ROTH KENNETH WAYNE					

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=1993] W4 BAS=[YR=1993] W26 N4 W12 S4 W22 S26 E18 S4 E8 FOP=[YR=1993] E16 FGR=[YR=1993] S3 E22 N22 W13 S2 W9 S17 \$ N4 W16 S4 \$ N4 E16 N13 E9 N2 E13 N8 W4 N3 \$ S3 E4 N3 \$ PTR=E15 FUS=[YR=1993] E42 S18 W42 N18 \$ W15 \$.									