

LOT 11
IN OR 2200/1190
AUTUMN TRACE UNIT 2 PBK 5/39

MILLER GREGORY D & JENNIFER A
1306 AUTUMN TR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0126-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	1993	1,834	236,783
BAS	320	100	2004	320	41,315
FGR	576	55	1993	317	40,927
FOP	102	30	1993	31	4,002

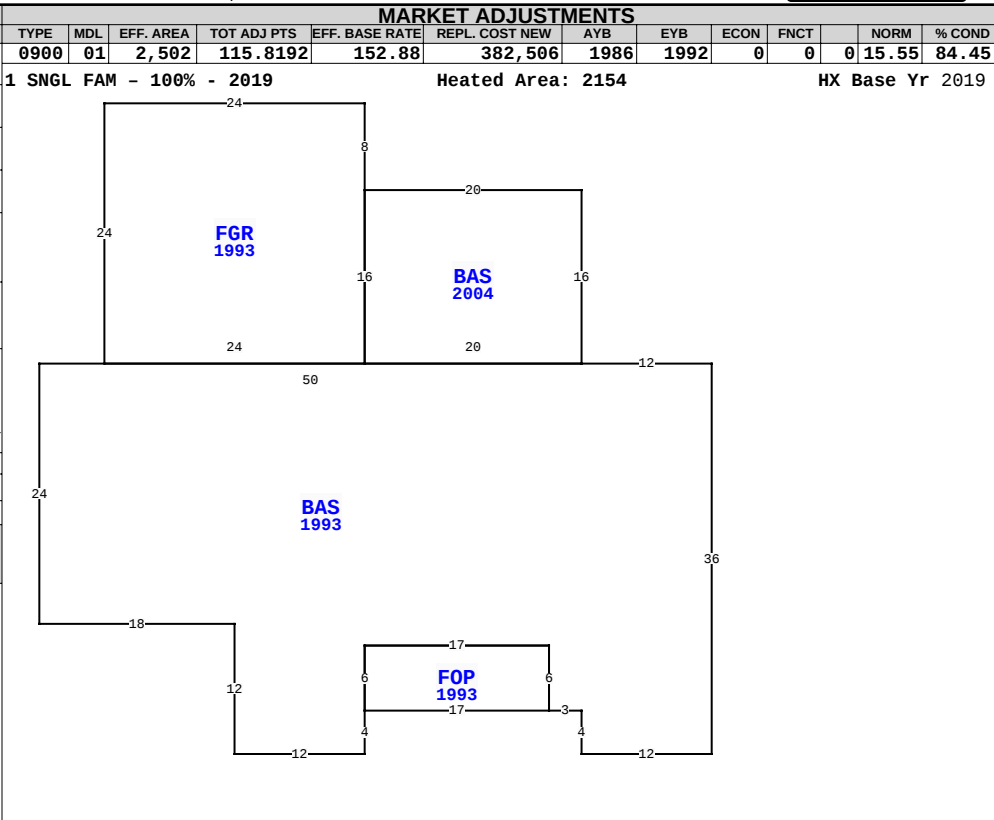
TOTALS	2,832			2,502	323,026
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EXTRA FEATURES

L N	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	0812	CONCRETE C	0	100	0	0	1,244.00	SF	4.00	4.00	100	1986	1986	3	47	2,339	
2	0825	BRICK	0	100	46	3	138.00	SF	12.50	12.50	100	1986	1986	3	81	1,397	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1986	1986	3	47	27	
6	0858	SCULP CONC	0	100	0	0	290.00	SF	13.00	13.00	100	2003	2003	3	95	3,582	
7	0858	SCULP CONC	0	100	0	0	262.00	SF	13.00	13.00	100	2003	2003	3	95	2,544	
8	0812	CONCRETE C	0	100	0	0	1,162.00	SF	4.00	4.00	100	1994	1994	3	66	3,068	
9	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2014	2014	3	60	4,320	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.23	AC		1.00	1.00	1.00	350,000.00	350,000.00	430,500							



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

1306 AUTUMN TRCE, FERNANDINA BEACH

TOTAL OB/XF																	20,027
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NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		323,026
TOTAL MARKET OB/XF VALUE		20,027
TOTAL LAND VALUE - MARKET		430,500
TOTAL MARKET VALUE		773,553
SOH/AGL Deduction		383,038
ASSESSED VALUE		390,515
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		339,793
TOTAL JUST VALUE		773,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		758,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17044929	WINDOWS	8,753	07/21/2017
B1429019	SHED240	10,195	07/01/2014
B24883	REPAIR/RRF	6,100	07/01/2011
B24308	REMODEL	5,900	01/01/2011
B007220	XFOB	3,000	06/01/2000
2008	N/A	3,350	11/12/1985

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2200/1190	5/29/2018	WD Q	Q	I	01
GRANTOR: PRAGER ROBERT D &					
GRANTEE: MILLER GREGORY D &					
1232/0789	5/21/2004	WD Q	Q	I	
GRANTOR: GRAY H MARK & WILLIAM					
GRANTEE: PRAGER ROBERT D & M					

SALE PRICE	411,000
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348,000

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2004] N16 W20 FGR=[YR=1993] N8
W24 S24 E24 N16 \$ S16 E20 \$ W50 S24 E18 S12 E12 N4
FOP=[YR=1993] E17 N6 W17 S6 \$ N6 E17 S6 E3 S4 E12 N36 \$.