

LOT 14
IN OR 2609/1467
AUTUMN TRACE UNIT 2 UNR AS

HORTON PEGGY E REVOCABLE TRUST
1315 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0126-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	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		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	3,436	100	1993	3,436	306,980
FDG	840	60	1993	504	45,029
FOP	28	30	1993	8	715
FOP	64	30	1993	19	1,697
FOP	486	30	1993	146	13,044
UST	216	45	2009	97	8,666

TOTALS	5,070			4,210	376,130
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	270.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0812	CONCRETE C	0	0	0	0	2,955.00	SF	4.00	4.00	
4	1126	CB/STC 8"	0	0	0	0	138.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	RES RIVER	0		RSF-1200.00	300.00		200.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,210	85.1400	112.38	473,120	1983	1983	0	0	20.50	79.50
1 SNGL FAM - 0% - 2024 Heated Area: 3436 HX Base Yr											
25 9 54 9 17 4 707 1993 17 79 8 27 8 8 35 24 FDG 1993 35 25 9 54 9 17 4 707 1993 17 79											
1315 AUTUMN TRCE, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/16/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		376,130	
TOTAL MARKET OB/XF VALUE		11,137	
TOTAL LAND VALUE - MARKET		1,600,000	
TOTAL MARKET VALUE		1,987,267	
SOH/AGL Deduction		546,479	
ASSESSED VALUE		1,440,788	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,440,788	
TOTAL JUST VALUE		1,987,267	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,309,807	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2609/1467	12/14/2022	WD	U	I	11	100	
GRANTOR: HORTON PEGGY E							
GRANTEE: HORTON PEGGY E 2000							

BUILDING NOTES							

BUILDING DIMENSIONS							
FOP=[YR=1993] W54 BAS=[YR=1993] W25 S50 E79 N17 FOP=[YR=1993] N7 W4 S7 E4 \$ W4 N7 E4 N17 W54 N9 \$ S9 E54 N9 \$ PTR= E15 FOP=[YR=1993] E8 UST=[YR=2009] E27 S8 FDG=[YR=1993] S24 W35 N24 E35\$ W27 N8\$ S8 W8 N8\$ W15\$.							

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	RES RIVER	0		RSF-1200.00	300.00		200.00	FF	