LOT 8
IN OR 2491/655
EVERETT ACRES PB 5/11

KINSLER MEREDITH
2938 O'SHIELDS CT SW
MARIETTA, GA 30060

2025

00-00-30-0220-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

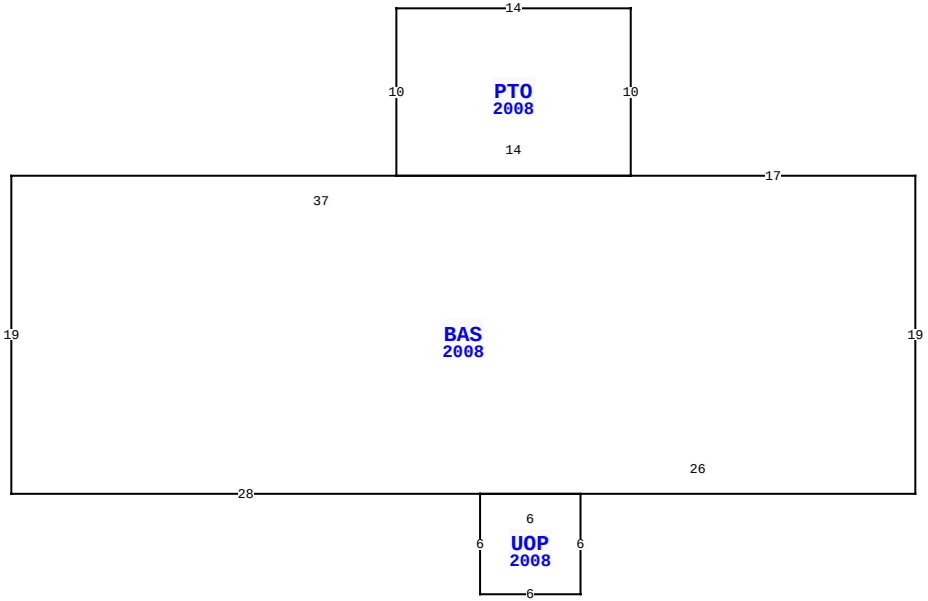
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,026	100	2008	1,026	103,949
PTO	140	5	2008	7	709
UOP	36	20	2008	7	709
TOTALS	1,202			1,040	105,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,040	114.4800	114.48	119,059	2001	2001	0	0	0	11.50	88.50

1 SINGLE FAM – 0% - 0 Heated Area: 1026 HX Base Yr



BLD DATE	09/24/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1614 IAN DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	105,367
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	205,367
SOH/AGL Deduction	0
ASSESSED VALUE	205,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,367
TOTAL JUST VALUE	205,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2491/0655	8/18/2021	WD	U	I	30	70,000
GRANTOR: KINSLER SYRYAL D & ME						
GRANTEE: KINSLER MEREDITH E						
2471/1696	6/07/2021	QC	U	I	11	100
GRANTOR: KINSLER WINSTON KEITH						
GRANTEE: KINSLER MEREDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 PTO=[YR=2008] N10 W14 S10 E14$ W37 S19 E28
UOP=[YR=2008] S6 E6 N6 W6$ E26 N19$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-	2100.00	56.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS