LOT 5
IN OR 1981/1098
KENNETH COURT SUB PB 3/50

MOLINA VANNEZA RIVERA
744 KENNETH CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0320-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

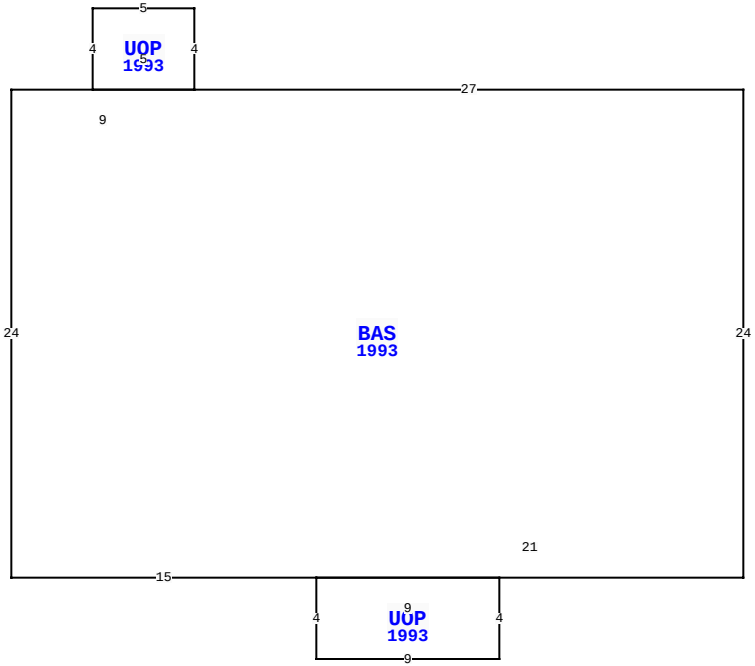
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	67,189
UOP	20	20	1993	4	311
UOP	36	20	1993	7	544
TOTALS	920			875	68,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	875	103.0000	103.00	90,125	1955	1955	0	0	0	24.50	75.50

1 SINGLE FAM – 100% - 2017 Heated Area: 864 HX Base Yr 2017



744 KENNETH CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		68,044
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		283,044
SOH/AGL Deduction		169,685
ASSESSED VALUE		113,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,637
TOTAL JUST VALUE		283,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8387	CHNGE SRVC	475	08/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/1098	5/13/2015	WD	Q	I	01	91,500
GRANTOR: VONNAH-FERREIRA MARY						
GRANTEE: MOLINA VANNEZA RIVE						
1951/0375	12/02/2014	FJ	U	I	11	0
GRANTOR: VONNOH LEURA MAE VANZ						
GRANTEE: VONNOH-KRONBACH VIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=1993] N4 W5 S4 E5$ W9 S24 E15
UOP=[YR=1993] S4E9 N4 W9$ E21 N24$.

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	100		RM	100.00	132.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS