LOT 7
IN OR 1414/405
KENNETH COURT SUB PB 3/50

DENNEL EDWIN
726 KENNETH CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0320-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

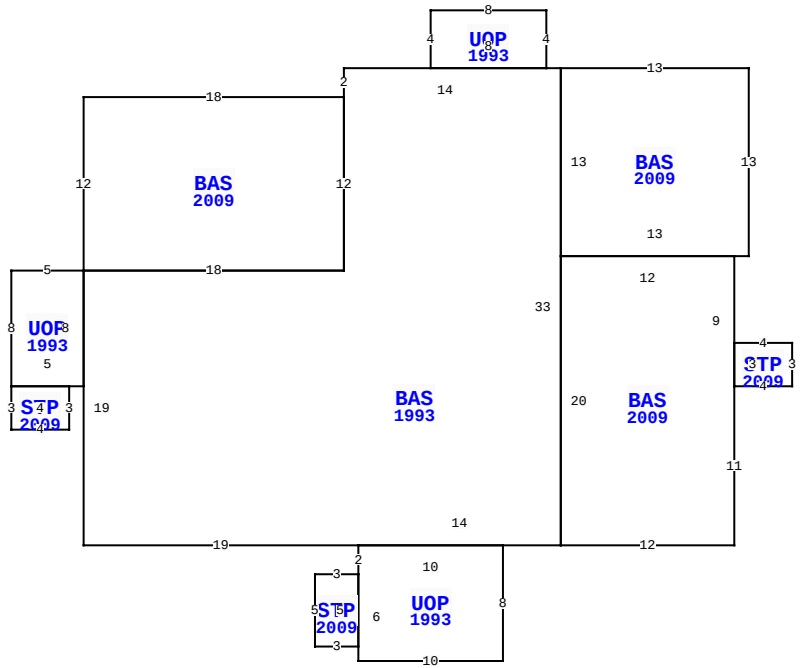
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	837	100	1993	837	67,490
BAS	169	100	2009	169	13,627
BAS	216	100	2009	216	17,417
BAS	240	100	2009	240	19,352
STP	12	10	2009	1	81
STP	12	10	2009	1	81
STP	15	10	2009	2	161
UOP	32	20	1993	6	484
UOP	40	20	1993	8	645
UOP	80	20	1993	16	1,290
TOTALS	1,653			1,496	120,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,496	105.0600	105.06	157,170	1944	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 100% - 2006 Heated Area: 1462 HX Base Yr 2006



726 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		120,628
TOTAL MARKET OB/XF VALUE		4,008
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		339,636
SOH/AGL Deduction		275,944
ASSESSED VALUE		63,692
TOTAL EXEMPTION VALUE	HX HB	38,692
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		339,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213116	REPAIR/RRF	6,000	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/0405	5/23/2006	QC	Q	I	01	30,000
GRANTOR: DENNEL MELINDA						
GRANTEE: DENNEL EDWIN & MELI						
0777/0179	11/18/1996	WD	Q	I	06	100
GRANTOR: TESTON BETTY L/E						
GRANTEE: TESTON BETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 BAS=[YR=1993] W1 UOP=[YR=1993] N4 W8 S4 E8$ W14 S2 BAS=[YR=2009] W18 S12 E18 N12$ S12 W18 UOP=[YR=1993] W5 S8 STP=[YR=2009] S3 E4 N3 W4$ E5 N8$ S19 E19 UOP=[YR=1993] S2 STP=[YR=2009] W3 S5 E3 N5$ S6 E10 N8 W10$ E14 BAS=[YR=2009] E12 N11 STP=[YR=2009] E4 N3 W4 S3$ N9 W12 S20$ N33$ S13 E13 N13$.

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
1	0940	SHEDS/PORT	0	100	0	0	48.00	SF	30.00	30.00	100	1980	1980	3	20	288	
2	0810	CONCRETE A	0	100	0	0	291.00	SF	6.50	6.50	100	2009	2009	3	89	1,683	
3	0940	SHEDS/PORT	0	100	14	10	140.00	SF	19.50	19.50	100	2006	2006	3	24	655	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2006	2006	3	24	1,382	

LAND DESCRIPTION

TOTAL OB/XF 4,008

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