LOT 8 R359406
PT OR 1532/847
KENNETH COURT SUB PB 3/50

FRIENDLY ROBYN J
729 KENNETH CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0320-0008-0000

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	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

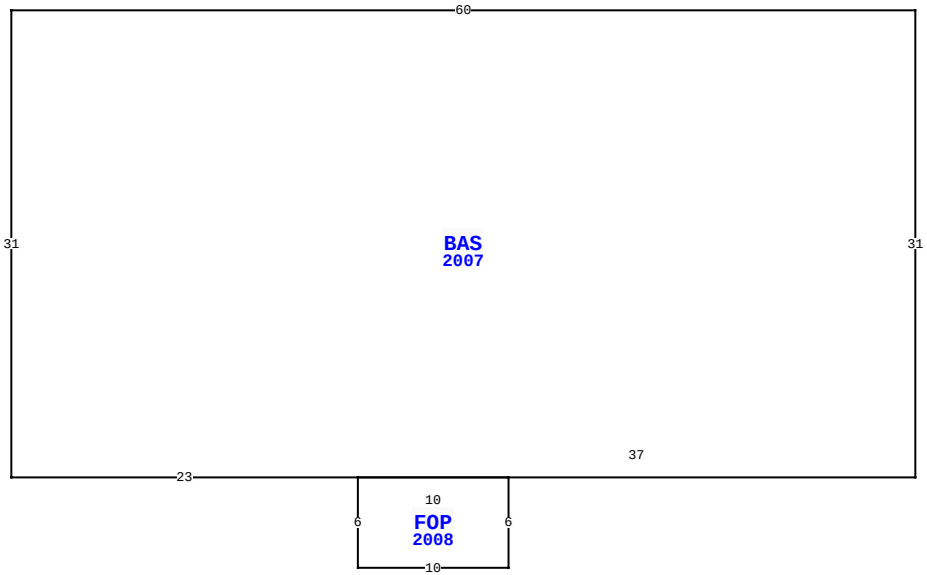
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2007	1,860	167,835
FOP	60	30	2008	18	1,624
TOTALS	1,920			1,878	169,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,878	108.9760	98.08	184,194	2007	2007	0	0	0	8.00	92.00

2 SFR MODULR – 100% - 0 Heated Area: 1860 HX Base Yr 2008



729 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		169,458
TOTAL MARKET OB/XF VALUE		5,740
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		390,198
SOH/AGL Deduction		237,885
ASSESSED VALUE		152,313
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,591
TOTAL JUST VALUE		390,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20296	ELEC OTHER	0	12/01/2007
C20725	CO ISSUED	0	11/01/2007
E20232	ELEC OTHER	0	11/01/2007
M13436	MECH OTHER	0	11/01/2007
B20725	MH MOVE-ON	60,000	11/01/2007
P12824	OTHER	0	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/0847	10/26/2007	WD	Q	I	01	100
GRANTOR: JONES PATRICIA						
GRANTEE: JONES PATRICIA & RO						
0068/0223	1/01/1966	TA	U	I		4,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60 S31 E23 FOP=[YR=2008] S6 E10 N6 W10$ E37 N31$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	100	2007	2007	3	27	505	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	2007	2007	3	27	828	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2007	2007	3	27	1,080	
5	0803	ASPHALT C	0	100	0	0	1,363.00	SF	2.00	2.00	100	2006	2006	3	56	1,527	

LAND DESCRIPTION

TOTAL OB/XF 5,740

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