LOT 9
PT OR 1532/847
KENNETH COURT SUB PB 3/50

JONES PATRICIA &/FRIENDLY ROBYN J
727 KENNETH COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0320-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

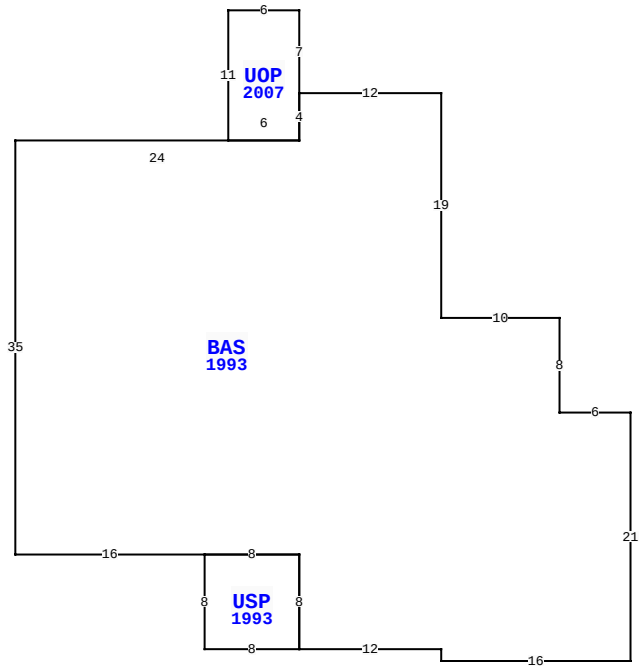
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1993	1,820	123,135
UOP	66	20	2007	13	880
USP	64	30	1993	19	1,285
TOTALS	1,950			1,852	125,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,852	88.4450	88.44	163,791	1959	1959	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 0 Heated Area: 1820 HX Base Yr



727 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		125,300
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		340,300
SOH/AGL Deduction		245,550
ASSESSED VALUE		94,750
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,028
TOTAL JUST VALUE		340,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N8 W10 N19 W12 UOP=[YR=2007] N7 W6 S11 E6 N4 $ S4 W24 S35 E16 USP=[YR=1993] S8 E8 N8 W8 $ E8 S8 E12 S1 E16 N21 $.

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