LOT 11
KENNETH COURT SUB PB 3/50

JONES CHRISTOPHER D
707 ROBINSON FARMS DR
MARIETTA, GA 30068

2025

00-00-30-0320-0011-0000

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
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

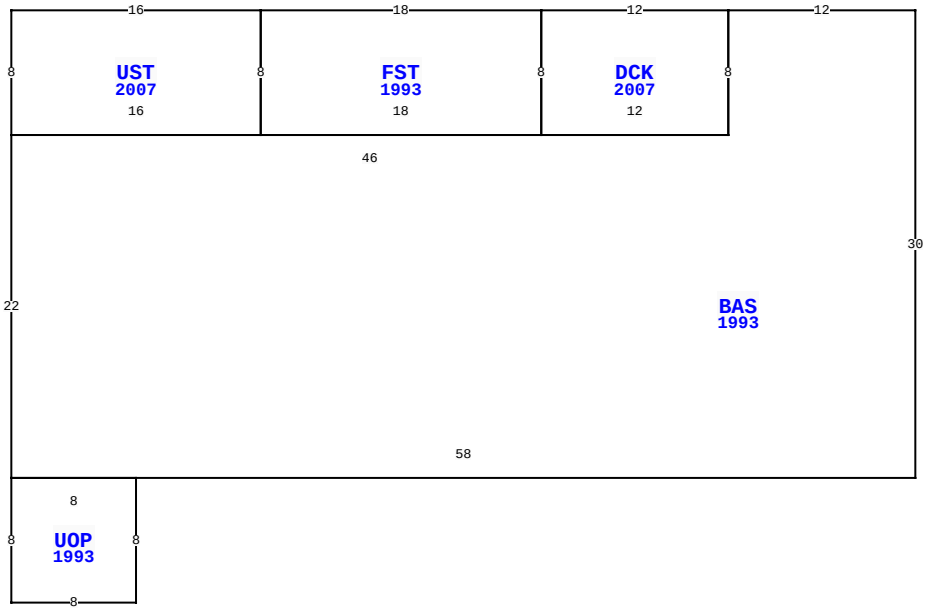
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1993	1,372	111,182
DCK	96	10	2007	10	810
FST	144	55	1993	79	6,402
UOP	64	20	1993	13	1,054
UST	128	45	2007	58	4,700
TOTALS	1,804			1,532	124,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,532	109.1400	109.14	167,202	1941	1950	0	0	0	25.75	74.25

1 SINGLE FAM – 0% - 0 Heated Area: 1372 HX Base Yr



757 KENNETH CT, FERNANDINA BEACH

BLD DATE	04/09/2008 DJ	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	124,147
TOTAL MARKET OB/XF VALUE	2,384
TOTAL LAND VALUE - MARKET	215,000
TOTAL MARKET VALUE	341,531
SOH/AGL Deduction	81,160
ASSESSED VALUE	260,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,371
TOTAL JUST VALUE	341,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0227	7/16/2021	WD	Q	I	01	200,000
GRANTOR: ALLAIRE JOHN						
GRANTEE: JONES CHRISTOPHER D						
1451/0879	10/11/2006	WD	U	I	24	139,000
GRANTOR: TURNER WADE E ETAL HE						
GRANTEE: ALLAIRE JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 DCK=[YR=2007] W12 FST=[YR=1993] W18UST=[YR=2007] W16 S8 E16 N8$ S8 E18 N8$ S8 E12 N8$ S8 W46 S22 UOP=[YR=1993] S8 E8 N8W8$ E58 N30$.

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	0	16	14	224.00	SF	30.00	30.00	100	1998	1998	3	20	1,344	
2	0803	ASPHALT C	0	0	0	0	1,040.00	SF	2.00	2.00	100	1998	1998	3	50	1,040	

LAND DESCRIPTION

TOTAL OB/XF 2,384

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		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