

BLOCK K LOT 5  
IN OR 1449/1592  
OAK GROVE SUB #3 PB 3/51

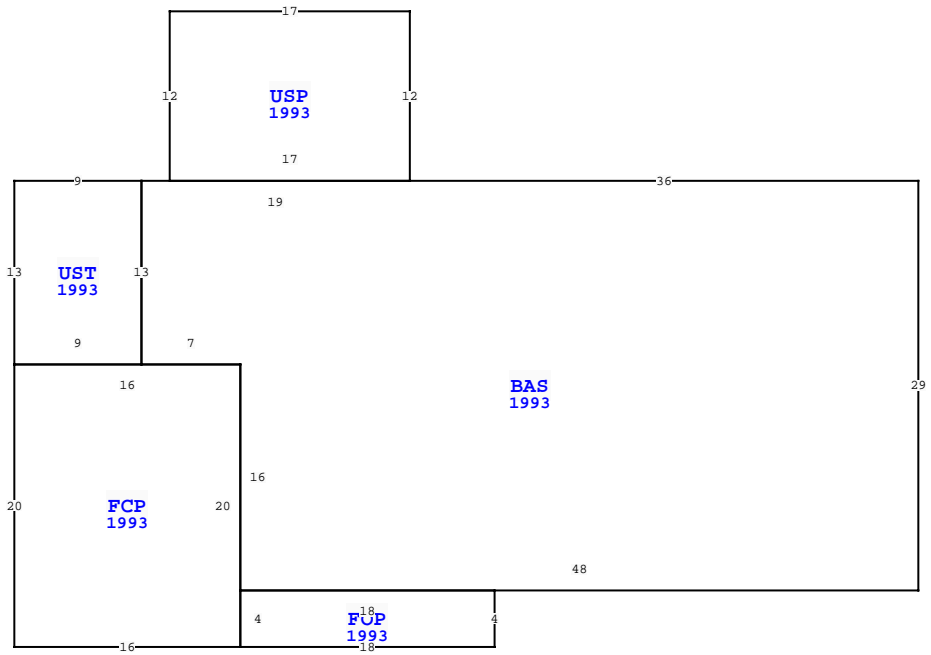
KYZER KELLY L & AMANDA RAE  
1930 CLINCH DRIVE  
FERNANDINA BEACH, FL 32034

2025

00-00-30-042D-000K-0050

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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		2019.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,483	100
FCP	320	25
FOP	72	30
USP	204	30
UST	117	45
TOTALS	2,196	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,699	104.0000	104.00	176,696	1969	1969	0	0	31.35	68.65
1 SINGLE FAM - 100% - 2007 Heated Area: 1483 HX Base Yr 2007											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	121,302		
TOTAL MARKET OB/XF VALUE	2,642		
TOTAL LAND VALUE - MARKET	130,000		
TOTAL MARKET VALUE	253,944		
SOH/AGL Deduction	118,501		
ASSESSED VALUE	135,443		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	84,721		
TOTAL JUST VALUE	253,944		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	249,128		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501933	XFOB	3,400	05/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1592	10/05/2006	WD	Q	I		200,000
GRANTOR: SUTTON JEANIE G						
GRANTEE: KYZER KELLY L & AMA						
0587/0856	1/05/1990	QC	U	I		100
GRANTOR: SUTTON EUSTIS						
GRANTEE: SUTTON JEANIE G						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	12	4	48.00	SF	6.50	6.50	100	1969
2	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1995
3	0940	SHEDS/PORT	0 100	6	8	48.00	SF	30.00	30.00	100	2000
4	0810	CONCRETE A	0 100	56	10	560.00	SF	6.50	6.50	100	1980

TOTAL OB/XF											
2,642											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF	2100.00	140.00	100.00	FF	1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/11/2024 MLU											

BUILDING DIMENSIONS											
BAS=[YR=1993] W36 USP=[YR=1993] N12 W17 S12 E17 \$ W19											
UST=[YR=1993] W9 S13 FCP=[YR=1993] S20 E16 FOP=[YR=1993]											
E18 N4 W18 S4 \$ N20 W16 \$ E9 N13 \$ S13 E7 S16 E48 N29 \$ .											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF	2100.00	140.00	100.00	FF	1.00