PT LOT 1 IN OR 2113/1120
SUB OF SO PT SEC 12 DBK 39/292

LOTT JOHN E
PO BOX 606
WAYCROSS, GA 31502

2025

00-00-30-0760-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

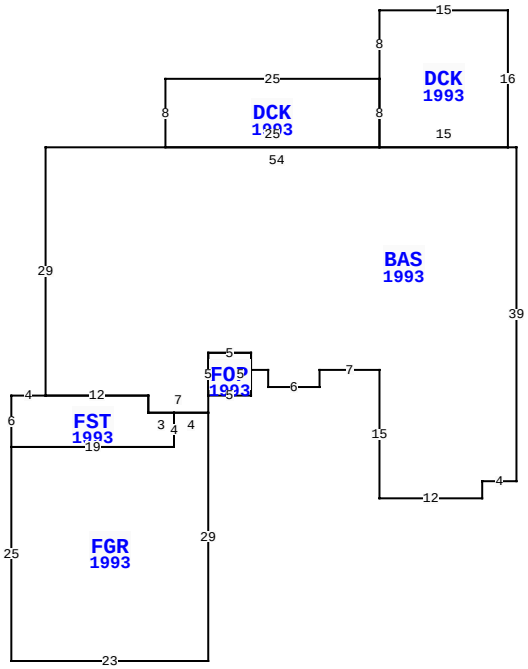
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100	1993	1,735	207,328
DCK	200	10	1993	20	2,390
DCK	240	10	1993	24	2,868
FGR	591	55	1993	325	38,837
FOP	25	30	1993	8	956
FST	108	55	1993	59	7,050
TOTALS	2,899			2,171	259,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,171	106.8200	141.00	306,111	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM – 0% - 0 Heated Area: 1735 HX Base Yr



1276 QUATTLEFIELD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	510,457
TOTAL MARKET OB/XF VALUE	58,464
TOTAL LAND VALUE - MARKET	1,060,000
TOTAL MARKET VALUE	1,628,921
SOH/AGL Deduction	47,349
ASSESSED VALUE	1,581,572
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,581,572
TOTAL JUST VALUE	1,628,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,543,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109161	NEW CONSTR	160,000	12/01/2001
8035	NEW CONSTR	78,123	04/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2113/1120	4/12/2017	WD	Q	I	01	1,065,000
GRANTOR: ARNOLD CHARLES WILLIA						
GRANTEE: LOTT JOHN E						
1393/1699	8/12/2005	WD	Q	I	01	0
GRANTOR: ARNOLD CHARLES W & MA						
GRANTEE: ARNOLD CHARLES WILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 DCK=[YR=1993] N16 W15 S8 DCK=[YR=1993] W25 S8 E25 N8$ S8 E15$ W54 S29 FST=[YR=1993] W4 S6 FGR=[YR=1993] S25 E23 N29 W4 S4 W19$ E19 N4 W3 N2 W12$ E12 S2 E7 N2 FOP=[YR=1993] E5 N5 W5 S5$ N5 E5 S2 E2 S2 E6 N2E7 S15 E12 N2 E4 N39$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	0	40	16	640.00	SF	5.20	5.20	100	1992	1992	3	62	2,063	
3	0810	CONCRETE A	0	0	30	5	150.00	SF	6.50	6.50	100	1992	1992	3	62	605	
4	0811	CONCRETE B	0	0	0	0	620.00	SF	5.20	5.20	100	1996	1996	3	70	2,257	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
6	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100	2002	2002	3	80	1,872	
7	0300	BOAT DCK W	0	0	0	0	3,232.00	SF	40.00	40.00	100	2004	2004	3	32	41,370	
8	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	21	315	
9	0350	CARPORT WD	0	0	0	0	900.00	SF	13.00	13.00	100	2004	2004	3	21	2,457	
10	0317	DCK PLNG W	0	0	0	0	10.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	2,100	

LAND DESCRIPTION

TOTAL OB/XF 58,464

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	000132	C	RES RIVER	0		RSF-	1106.00	565.00	106.00	FF		1.00	1.00	1.25	8,000.00	10,000.00	1,060,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,060,000 Market: 0 Agricultural: 0 Common: 1,060,000 PRINTED 07/30/2025 BY SYS

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SUB OF SO PT SEC 12 DBK 39/292

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

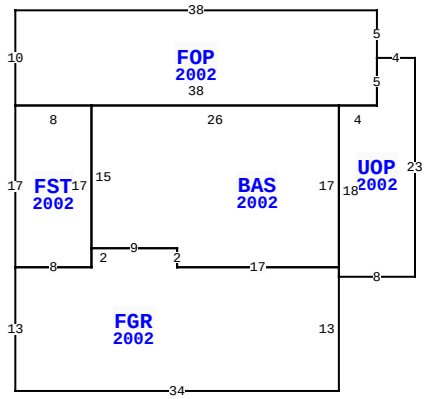
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

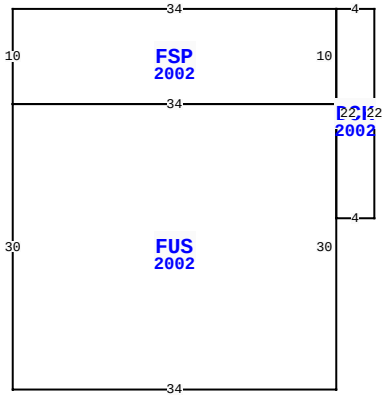
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	424	100	2002	424	51,568
DCK	88	10	2002	9	1,094
FGR	460	55	2002	253	30,770
FOP	380	30	2002	114	13,865
FSP	340	40	2002	136	16,541
FST	136	55	2002	75	9,121
FUS	1,020	100	2002	1,020	124,054
UOP	164	20	2002	33	4,014
TOTALS	3,012			2,064	251,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,064	103.3900	136.47	281,674	2002	2002	0	0	0	10.88	89.12

2 SNGL FAM – 0% - 0 Heated Area: 1444 HX Base Yr





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XF DATE		LAND DATE	04/16/2025 MLU
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GRANTOR: ARNOLD CHARLES WILLIA						
GRANTEE: LOTT JOHN E						
1393/1699	8/12/2005	WD	Q	I	01	0
GRANTOR: ARNOLD CHARLES W & MA						
GRANTEE: ARNOLD CHARLES WILL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W4 FOP=[YR=2002] N5 W38 S10 FST=[YR=2002] S17 FGR=[YR=2002] S13 E34 N13 BAS=[YR=2002] N17 W26 S15 E9 S2 E17 $ W17 N2 W9 S2 W8 $ E8 N17 W8 $ E38 N5 $ S5 W4 S18 E8 N23 $ PTR= E15 FSP=[YR=2002] E34 DCK=[YR=2002] E4 S22 W4 N22 $ S10 FUS=[YR=2002] S30 W34 N30 E34 $ W34 N10 $ W15 $.

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,060,000 Market: 0 Agricultural: 0 Common: 1,060,000 PRINTED 07/30/2025 BY SYS