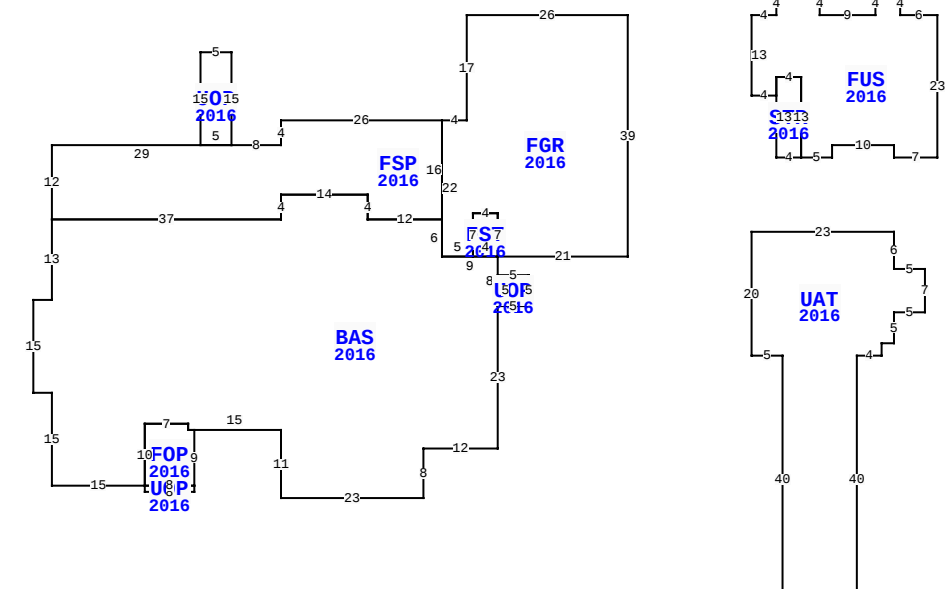


MCCRANIE DANIEL I
1301 QUATTLEFIELD LANE
FERNANDINA BEACH, FL 32034

00-00-30-0760-0001-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
Exterior Wall	10	ABOVE AVG 50								0500	11	4,610	137.6301	217.46	1,002,491	2016	2016	0	0	0	3.75	96.25	VALUATION BY								STANDARD										
Exterior Wall	12	CEDAR 50								1 SFR CUST - 100% - 2017										Heated Area: 3534										HX Base Yr 2017											
Roof Structure	08	IRREGULAR 100																												Tax Group: 8										Tax Dist:	
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE										964,898	
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										36,665	
Interior Floor	12	HARDWOOD 60																												TOTAL LAND VALUE - MARKET										540,000	
Interior Floor	14	CARPET 40																												TOTAL MARKET VALUE										1,541,563	
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										1,165,885	
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										375,678	
Bedrooms	3	100																												TOTAL EXEMPTION VALUE										55,722	
Bathrooms	3.5	100																												BASE TAXABLE VALUE										319,956	
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE										1,541,563	
Stories	1.5	1.5 100																		NCON VALUE										0											
Units		0 100																		INCOME VALUE																					
Quality		06 Quality Level 06																		PREVIOUS YEAR MKT VALUE										1,497,833											
DOR CODE		0100 SINGLE 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	2,912	100	2016	2,912	609,497																																				
FGR	1,074	55	2016	591	123,700																																				
FOP	79	30	2016	24	5,023																																				
FSP	804	40	2016	322	67,396																																				
FST	28	55	2016	15	3,140																																				
FUS	622	100	2016	622	130,188																																				
STR	52	10	2016	5	1,046																																				
UAT	971	10	2016	97	20,303																																				
UOP	8	20	2016	2	419																																				
UOP	25	20	2016	5	1,046																																				
TOTALS	6,650			4,610	964,898																																				
EXTRA FEATURES										1301 QUATTLEFIELD LN, FERNANDINA BEACH																															
L N	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	2016	2016	3	97	1,940																									
2	0855	CONC PAVER	0	100	0	0	1,043.00	SF	7.00	7.00	100	2016	2016	3	95	6,936																									
3	0855	CONC PAVER	0	100	0	0	3,196.00	SF	7.00	7.00	100	2016	2016	3	95	21,253																									
4	0855	CONC PAVER	0	100	0	0	838.00	SF	7.00	7.00	100	2016	2016	3	95	5,573																									
5	0810	CONCRETE A	0	100	26	6	156.00	SF	6.50	6.50	100	2016	2016	3	95	963																									
LAND DESCRIPTION										TOTAL OB/XF										36,665																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.20	450,000.00	540,000.00	540,000																								
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 07/30/2025 BY SYS																																									