PT OF LOT 4 (S-8)
IN OR 686 PG 1149
ESMT IN PT OR 621/391

SCURFIELD NATHAN T
4944 KEYSTONE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0004-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

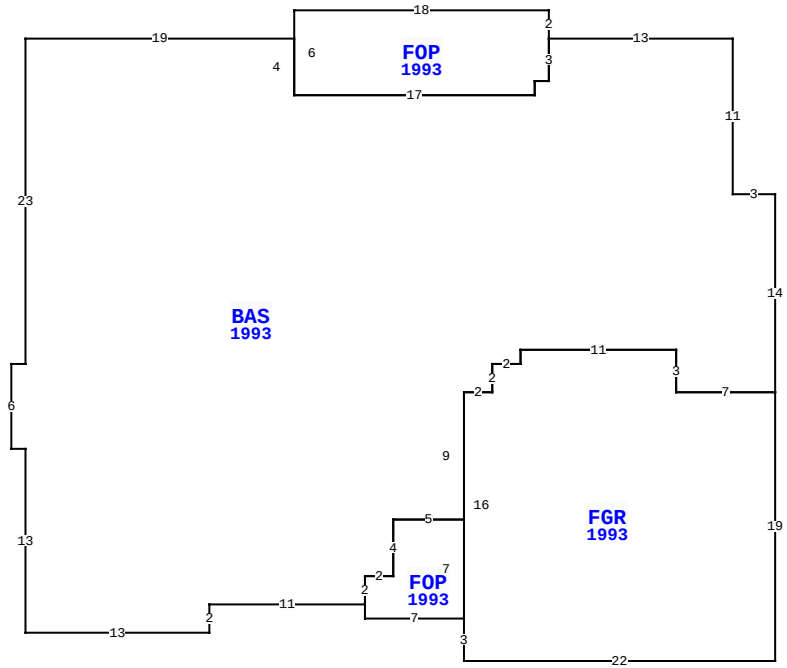
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,647	100	1993	1,647	143,482
FGR	455	55	1993	250	21,780
FOP	41	30	1993	12	1,045
FOP	107	30	1993	32	2,787
TOTALS	2,250			1,941	169,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	104.1740	104.17	202,194	1991	1991	0	0	0	16.37	83.63

1 SINGLE FAM – 100% - 0 Heated Area: 1647 HX Base Yr



4944 KEYSTONE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		169,095
TOTAL MARKET OB/XF VALUE		8,984
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		478,079
SOH/AGL Deduction		322,785
ASSESSED VALUE		155,294
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,572
TOTAL JUST VALUE		478,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25265	REMODEL	30,000	10/01/2011
3720	H/AC	2,300	03/20/1991
7303	NEW CONSTR	2,100	03/20/1991
4552	NEW CONSTR	2,500	03/19/1991
7076	NEW CONSTR	65,595	03/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0686/1149	8/16/1993	QC	Q	I	06	100
GRANTOR: SCURFIELD ROBIN LEE						
GRANTEE: SCURFIELD NATHAN T						
0621/0383	3/11/1991	WD	Q	I		104,600
GRANTOR: NORTH PT CONST CO						
GRANTEE: SCURFIELD NATHEN &						

BUILDING NOTES

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0810	CONCRETE A	0	100	0	0	458.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,771	
3	0811	CONCRETE B	0	100	0	0	1,040.00	SF	5.20	5.20	100	1995	1995	3	68	3,677	
4	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	1998	1998	3	20	400	
5	0855	CONC PAVER	0	100	0	0	148.00	SF	7.00	7.00	100	1998	1998	3	73	756	

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N11 W13 FOP=[YR=1993] N2 W18 S6 E17 N1 E1 N3 $ S3 W1 S1 W17 N4 W19 S23 W1 S6 E1 S13 E13 N2 E11
FOP=[YR=1993] S1 E7 FGR=[YR=1993] S3 E22 N19 W7 N3 W11 S1 W2 S2 W2 S16 $ N7 W5 S4 W2 S2 $ N2 E2 N4 E5 N9E2 N2 E2 N1 E11 S3 E7 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 8,984

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		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS