

PT LOTS 28 29
IN OR 2284/408
SUB OF S0 PT SEC 12

KENNARD SAMUEL & KARIN
4767 TANAGER LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0028-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
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. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	3,666	100	2005	3,666	526,964
FGR	696	55	2005	383	55,054
FOP	96	30	2005	29	4,169
FOP	216	30	2005	65	9,343
FOP	360	30	2005	108	15,525
PTO	35	5	2005	2	288
UOP	56	20	2005	11	1,582
UOP	96	20	2005	19	2,731

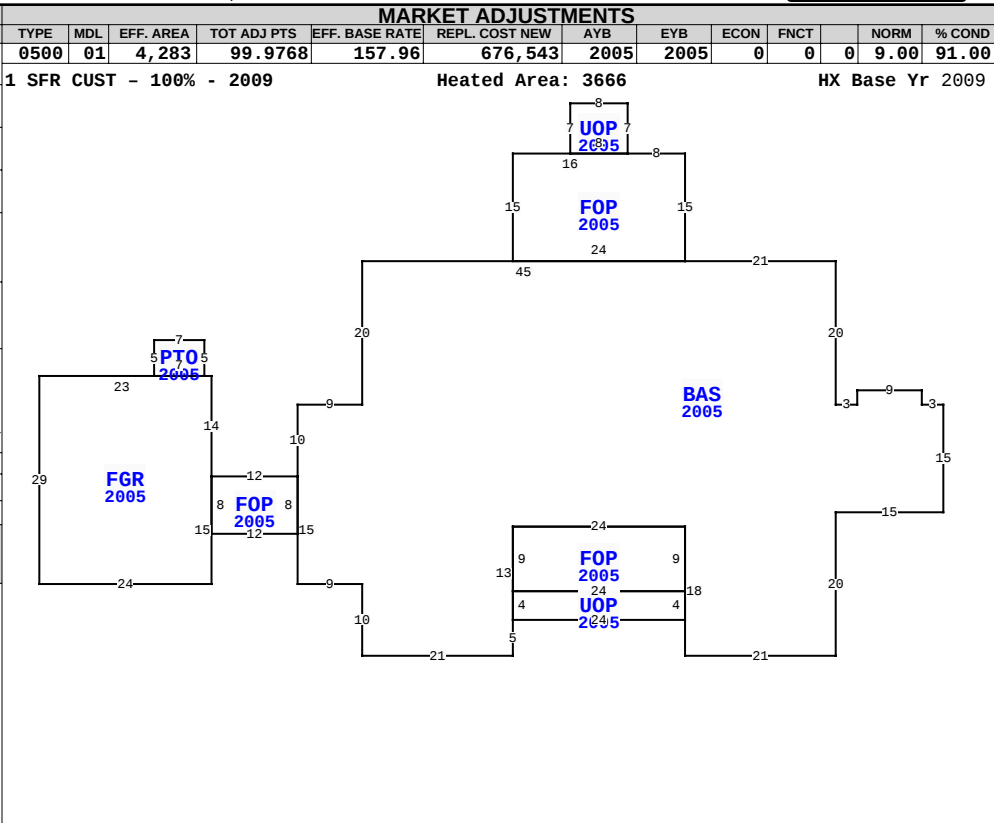
TOTALS	5,221			4,283	615,654
--------	-------	--	--	-------	---------

EXTRA FEATURES

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	2005	2005	3	88	1,760	
2	0812	CONCRETE C	0	100	0	0	3,827.00	SF	4.00	4.00	100	2005	2005	3	84	12,859	
3	0300	BOAT DCK W	0	100	0	0	1,125.00	SF	40.00	40.00	100	2005	2005	3	36	16,200	
4	0810	CONCRETE A	0	100	12	7	84.00	SF	6.50	6.50	100	2005	2005	3	84	459	
6	0350	CARPORT WD	0	100	16	16	256.00	SF	13.00	13.00	100	2005	2005	3	22	732	
7	1127	BRICK 8"	0	100	10	4	40.00	SF	11.00	11.00	100	2005	2005	3	96	422	
8	1127	BRICK 8"	0	100	0	0	30.00	SF	11.00	11.00	100	2005	2005	3	96	317	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RSF	1200.00	200.00	200.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	1,600,000							



4767 TANAGER LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/16/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	32,749
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	8
-------------------	--	-------------	---

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	615,654
TOTAL MARKET OB/XF VALUE	32,749
TOTAL LAND VALUE - MARKET	1,600,000
TOTAL MARKET VALUE	2,248,403
SOH/AGL Deduction	1,383,189
ASSESSED VALUE	865,214
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	814,492
TOTAL JUST VALUE	2,248,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,822,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09357	MECH OTHER	0	02/01/2005
E14158	ELEC OTHER	2,000	02/01/2005
P08958	OTHER	0	02/01/2005
B0414290	NEW CONSTR	270,491	12/01/2004
R047042	REPAIR/RRF	6,000	12/01/2004
B9905926	DEMOLITION	0	04/01/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
2284/0408	6/07/2019	QC U	I 11
GRANTOR: KENNARD KARIN TORP MA			
GRANTEE: KENNARD SAMUEL & KA			
1010/1251	10/03/2001	WD Q	V
GRANTOR: BRADSTOCK-JONES DIANE			
GRANTEE: MADSEN KARIN TORP			

SALE PRICE	258,800
------------	---------

GRANTOR: KENNARD KARIN TORP MA	
GRANTEE: KENNARD SAMUEL & KA	
1010/1251	10/03/2001
WD	Q
V	
350,000	
GRANTOR: BRADSTOCK-JONES DIANE	
GRANTEE: MADSEN KARIN TORP	

BUILDING NOTES

--

BUILDING DIMENSIONS

BAS=[YR=2005] W21 FOP=[YR=2005] N15 W8 UOP=[YR=2005] N7 W8 S7 E8\$ W16 S15 E24\$ W45 S20 W9 S10 FOP=[YR=2005] W12 FGR=[YR=2005] N14 W1 PTO=[YR=2005] N5 W7 S5 E7\$ W23 S29 E24 N15\$ S8 E12 N8\$ S15 E9 S10 E21 N5 UOP=[YR=2005] E24 N4 FOP=[YR=2005] N9 W24 S9 E24\$ W24 S4\$ N13 E24 S18 E21 N20 E15 N15 W3 N2 W9 S2 W3 N20\$.