

LOT 2 & PT OF LOT 1
IN OR 2277/1932
QUATTLEFIELD LANE PBK 8/189

GREENE DOUGLAS H S REV TRUST/GREENE DOUGLAS H S TR
1284 QUATTLEFIELD LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0761-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		19	COMMON BRK 100		0500	11	6,271	185.3868	292.91	1,836,839	2021	2021	0	0	0	3.75	96.25	VALUATION BY					STANDARD						
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2022													Heated Area: 5167					HX Base Yr 2022						
Roof Cover		13	STAND SEAM 100															BUILDING MARKET VALUE					1,767,958						
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					109,385						
Interior Floor		12	HARDWOOD 70															TOTAL LAND VALUE - MARKET					950,000						
Interior Floor		11	CLAY TILE 30															TOTAL MARKET VALUE					2,827,343						
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					994,811						
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE					1,832,532																			
Bedrooms			5 100		TOTAL EXEMPTION VALUE					HX HB					50,722														
Bathrooms			4 100		BASE TAXABLE VALUE					1,781,810																			
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE					2,827,343																			
Stories		2.	2. 100		NCON VALUE					0																			
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE					2,711,045																			
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				03																						
NEIGHBORHOOD/LOC		3050.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	3,515	100	2021	3,515	990,970																								
FDG	576	60	2021	346	97,546																								
FGR	792	55	2021	436	122,920																								
FOP	40	30	2021	12	3,383																								
FOP	105	30	2021	32	9,022																								
FOP	287	30	2021	86	24,245																								
FOP	357	30	2021	107	30,166																								
FSP	162	40	2021	65	18,325																								
FUS	604	100	2021	604	170,284																								
FUS	1,048	100	2021	1,048	295,459																								
TOTALS	7,695			6,271	1,767,958																								
EXTRA FEATURES					1284 QUATTLEFIELD LN, FERNANDINA BEACH										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200													
2	0855	CONC PAVER	0	100	0	0	2,750.00	SF	10.00	10.00	100	2021	2021	3	99	27,225													
3	0910	SCRN RM L	0	100	0	0	1,516.00	SF	15.00	15.00	100	2021	2021	3	90	20,466													
4	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2021	2021	3	93	34,150													
5	0857	SANDSTONE/	0	100	0	0	1,084.00	SF	16.00	16.00	100	2021	2021	3	100	17,344													
LAND DESCRIPTION										TOTAL OB/XF										109,385									
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	950,000.00	950,000.00	950,000												