LOT 3
IN OR 2247/350
QUATTLEFIELD LANE PBK 8/189

KIMBLE REBECCA K TRUST/KIMBLE REBECCA K TRUSTEE
1286 QUATTLEFIELD LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0761-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	12	CEDAR 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

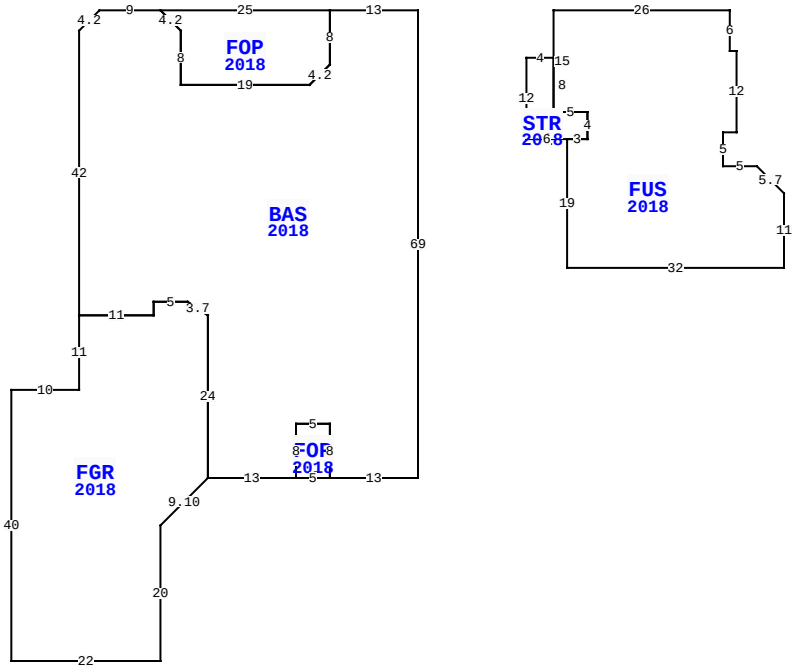
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,695	100	2018	2,695	493,854
FGR	1,218	55	2018	670	122,777
FOP	40	30	2018	12	2,199
FOP	242	30	2018	73	13,377
FUS	1,049	100	2018	1,049	192,228
STR	68	10	2018	7	1,283
TOTALS	5,312			4,506	825,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,506	119.0756	188.14	847,759	2018	2018	0	0	0	2.60	97.40

1 SFR CUST – 100% - 2020 Heated Area: 3744 HX Base Yr 2020



1286 QUATTLEFIELD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		825,717
TOTAL MARKET OB/XF VALUE		17,732
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,293,449
SOH/AGL Deduction		456,442
ASSESSED VALUE		837,007
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		786,285
TOTAL JUST VALUE		1,293,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,255,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1707688	NEW CONSTR	485,160	08/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2247/0350	12/27/2018	WD	Q	I	02	835,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: KIMBLE REBECCA K TR						
2141/0078	8/17/2017	SW	Q	I	01	250,000
GRANTOR: QUATTLEFIELD PROPERTI						
GRANTEE: W R HOWELL COMPANY						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,626.00	SF	10.00	10.00	100	2018	2018	3	97	15,772	

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W25 D3 R3 S8 E19 U3 R3 N8$ S8 D3 L3 W19 N8 U3 L3 W9 D3 L3 S42 FGR=[YR=2018] S11 W10 S40 E22 N20 U7 R7 N24 U2 L3 W5 S2 W11$ E11 N2 E5 D2 R3 S24 E13 FOP=[YR=2018] E5 N8 W5 S8$ N8 E5 S8 E13 N69$ PTR=E20 FUS=[YR=2018] E26 S6 E1 S12 W2 S5 E5 D4 R4 S11 W32 N19 STR=[YR=2018] W6 N12 E4 S8 E5 S4 W3$ E3 N4 W5 N15$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 17,732

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	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS