LOT 4
QUATTLEFIELD LANE PBK 8/189

PUGH THOMAS III REV TRUST/PUGH THOMAS III TRUSTEE
1288 QUATTLEFIELD LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0761-0004-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

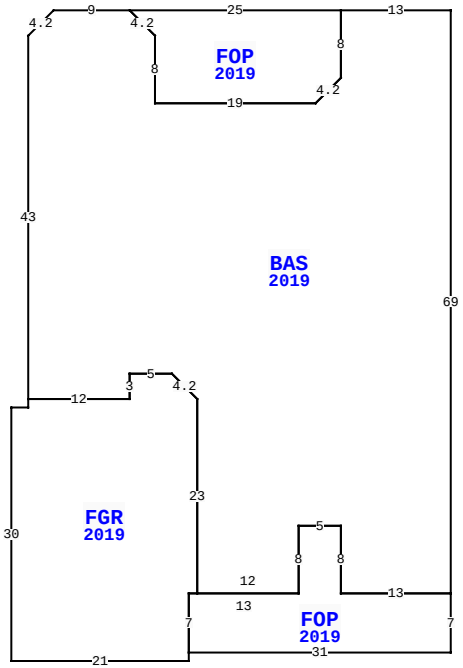
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,684	100	2019	2,684	517,962
FGR	692	55	2019	381	73,526
FOP	242	30	2019	73	14,088
FOP	257	30	2019	77	14,860
TOTALS	3,875			3,215	620,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,215	124.6324	196.92	633,098	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2022 Heated Area: 2684 HX Base Yr 2022



1288 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		620,436
TOTAL MARKET OB/XF VALUE		16,622
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,087,058
SOH/AGL Deduction		333,050
ASSESSED VALUE		754,008
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		703,286
TOTAL JUST VALUE		1,087,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,058,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002198	NEW CONSTR	370,803	03/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2319/0944	10/03/2019	QC	U	I	11	100
GRANTOR: PUGH THOMAS III						
GRANTEE: PUGH THOMAS III REV						
2310/1643	9/30/2019	SW	Q	I	02	815,500
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: PUGH THOMAS III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] W25 D3 R3 S8 E19 U3 R3 N8$ S8 D3 L3 W19 N8 U3 L3 W9 D3 L3 S43 FGR=[YR=2019] S1 W2 S30 E21 N1 FOP=[YR=2019] E31 N7 W13 N8 W5 S8 W13 S7$ N7 E1 N23 U3 L3 W5 S3 W12$ E12 N3 E5 D3 R3 S23 E12 N8 E5 S8 E13 N69$.

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	0855	CONC PAVER	0	100	0	0	1,112.00	SF	10.00	10.00	100	2019	2019	3	97	10,786	
2	0855	CONC PAVER	0	100	0	0	248.00	SF	10.00	10.00	100	2019	2019	3	97	2,406	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 16,622

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 08/05/2021 BY RK Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS