

LOT 9 IN OR 2214/1331
(EX OR 2203/1288)
QUATTLEFIELD LANE PBK 8/189

RYDELL ROGER P/MCLEARY-RYDELL SUSAN
1308 QUATTLEFIELD LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0761-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	12	CEDAR 20
Roof Structure		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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		

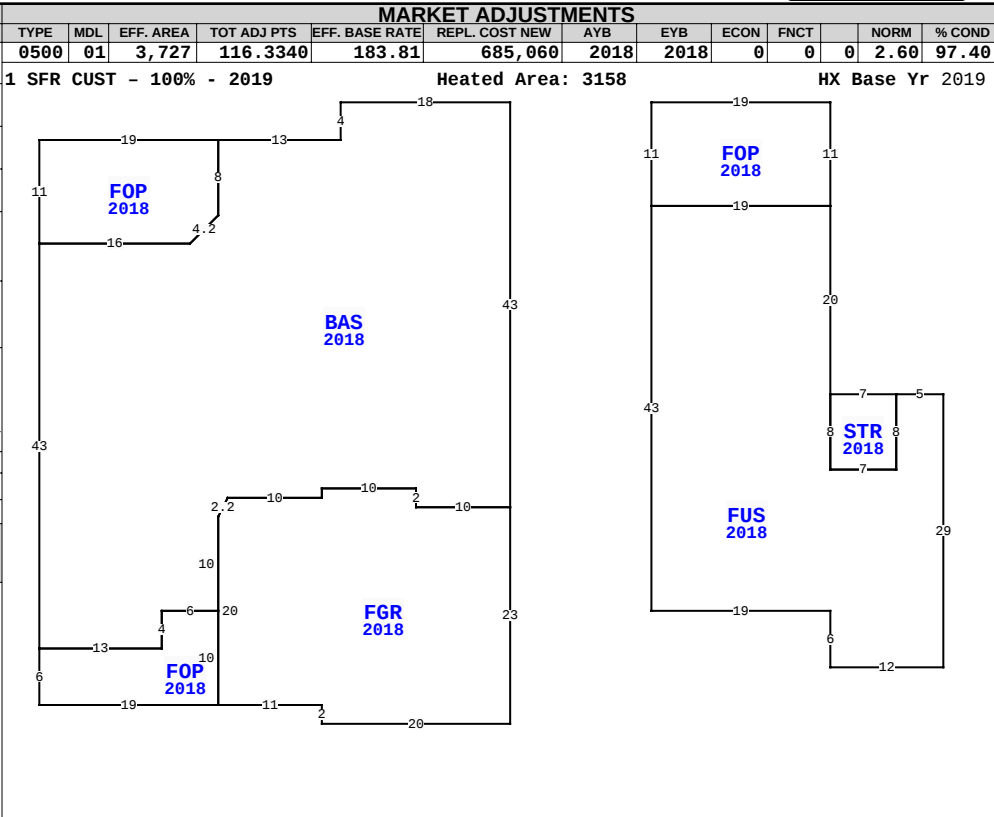
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,049	100	2018	2,049	366,835
FGR	721	55	2018	397	71,076
FOP	138	30	2018	41	7,340
FOP	205	30	2018	62	11,100
FOP	209	30	2018	63	11,279
FUS	1,109	100	2018	1,109	198,545
STR	56	10	2018	6	1,074

TOTALS	4,487			3,727	667,248
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,644.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	165.00	SF	10.00
3	0861	POOL GUNIT	0	100	0	0	338.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	402.00	SF	15.00
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
6	0462	ST/AL FNC	0	100	0	0	1,080.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	02/07/2022	BY	DJ
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF														
62,081														

TOTAL OB/XF														
62,081														

Total Acres:	0.00	Total Land Value:	450,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			667,248
TOTAL MARKET OB/XF VALUE			62,081
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			1,179,329
SOH/AGL Deduction			452,986
ASSESSED VALUE			726,343
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			675,621
TOTAL JUST VALUE			1,179,329
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,127,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210647	SWIM POOL	0	02/01/2021
B1709318	NEW CONSTR	402,561	10/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/1331	7/24/2018	SW	Q	I	01	725,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: RYDELL ROGER P & SU						
2156/1490	10/31/2017	WD	Q	V	01	200,000
GRANTOR: QUATTLEFIELD PROPERTY						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W18 S4 W13 FOP=[YR=2018] W19 S11 E16 U3 R3 N8\$ S8 D3 L3 W16 S43 FOP=[YR=2018] S6 E19 FGR=[YR=2018] E11 S2 E20 N23 W10 N2 W10 S1 W10 D2 L1 S20\$ N10 W6 S4 W13\$ E13 N4 E6 N10 U2 R1 E10 N1 E10 S2 E10 N43\$ PTR=E15 FOP=[YR=2018] E19 S11 FUS=[YR=2018] S20 STR=[YR=2018] E7 S8 W7 N8\$ S8 E7 N8 E5 S29 W12 N6 W19 N43 E19\$ W19 N11\$ W15\$.									