BLOCK 2 LOT 27
IN OR 1278/971
EGAN MEADOWS # 1 PB 3/45

KUHN KATHLEEN ANN
122 GOLDEN POND BLVD
BONAIRE, GA 31005

2025

00-00-31-1240-0002-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

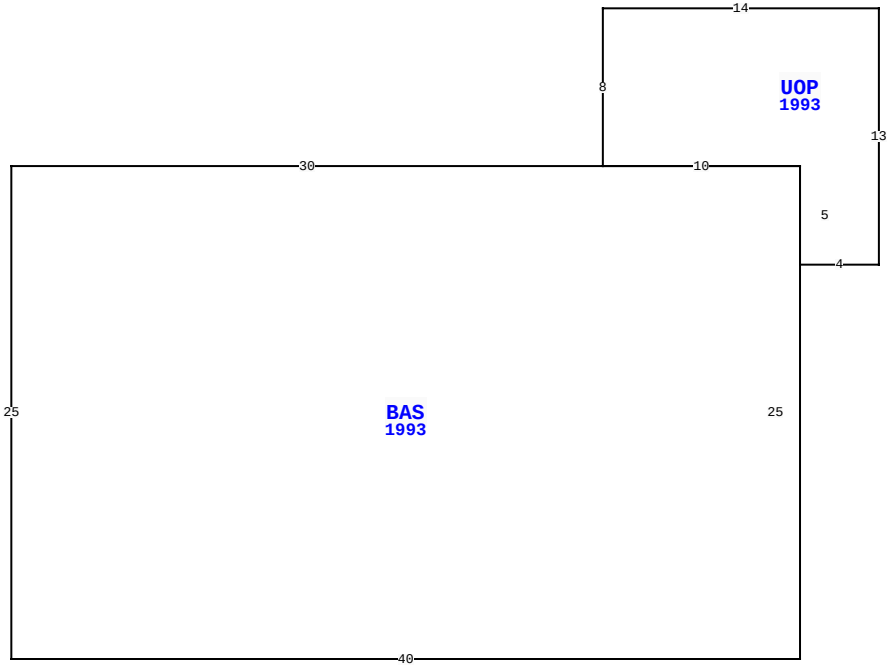
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	90,543
UOP	132	20	1993	26	2,354
TOTALS	1,132			1,026	92,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,026	108.7560	108.76	111,588	1986	1986	0	0	0	16.75	83.25

1 SINGLE FAM – 0% - 0 Heated Area: 1000 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

1017 CALLE CORTA, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	92,897
TOTAL MARKET OB/XF VALUE	4,551
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	277,448
SOH/AGL Deduction	62,707
ASSESSED VALUE	214,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,741
TOTAL JUST VALUE	277,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121678	REPAIR 2 TRUSSES	1,500	08/16/2012
20121643	RE-ROOF	4,000	08/10/2012
20121307	H/AC	5,500	07/03/2012
20121068	INSPECT FOR POWER	90	06/11/2012
3523	NEW CONSTR	38,000	12/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/0971	12/06/2004	QC	Q	I	01	100
GRANTOR: KUHN KATHLEEN ANN DIC						
GRANTEE: KUHN KATHLEEN ANN						
0644/1047	12/23/1991	PR	Q	I		48,800
GRANTOR: SINGLETON ROSE L EST						
GRANTEE: DICK KATHLEEN ANN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W14 S8 BAS=[YR=1993] W30 S25 E40 N25 W10$ E10 S5 E4 N13$.

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	0810	CONCRETE A	0	0	124	11	1,364.00	SF	6.50	6.50	100	1986	1986	3	47	4,167	
2	1242	WD DECK A	0	0	24	8	192.00	SF	10.00	10.00	100	2000	2000	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 4,551

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	0	0006	R-1	90.00	190.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS