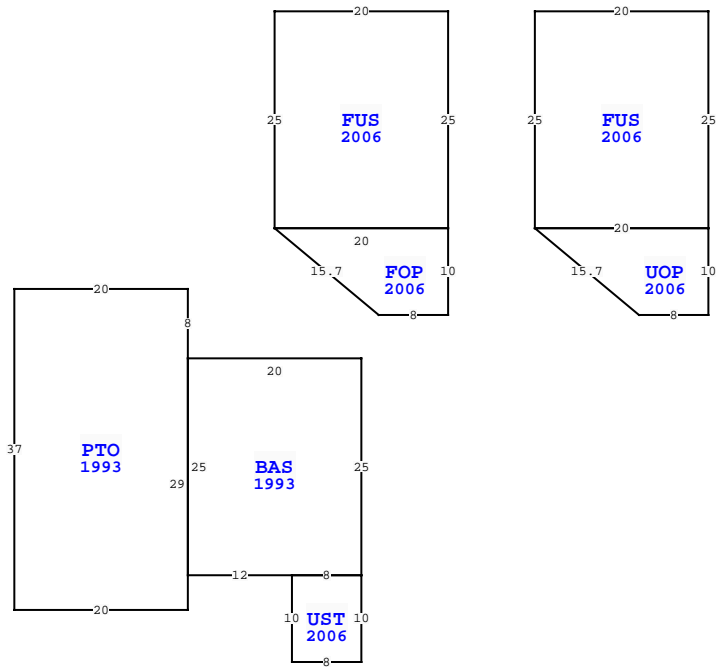


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	23	REINF CONC	30
Roof Structure	02	SHED	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	3.	3.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	500	100	1993
FOP	140	30	2006
FUS	500	100	2006
FUS	500	100	2006
PTO	740	5	1993
UOP	140	20	2006
UST	80	45	2006
TOTALS	2,600		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,643	125.5620	165.74	272,311	2006	2006	0	0	9.00	91.00	
2 SNGL FAM - 100% - 2009 Heated Area: 1500 HX Base Yr 2009												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		291,625	
TOTAL MARKET OB/XF VALUE		26,111	
TOTAL LAND VALUE - MARKET		532,500	
TOTAL MARKET VALUE		850,236	
SOH/AGL Deduction		481,549	
ASSESSED VALUE		368,687	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		317,965	
TOTAL JUST VALUE		850,236	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		758,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0363	POOL AND RIVER	220,000	10/16/2024
20222714	600 & FST & BATHR	130,000	02/20/2023
20222633	9965T 7175H	1,750,000	11/10/2022
20220108	DEMOLITION	0	10/14/2022
20200293	NEW CONSTR	57,960	09/02/2020
20100158	REPLACE PIPING &	1,800	01/29/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/1387	8/02/2022	QC	U	V	11	100

GRANTOR: HUGHES SCOTT & FRANCE
GRANTEE: DOONER KEVIN DONALD
2294/0397 6/19/2019 WD U I 11 100
GRANTOR: SEDER MICHELLE & KEVI
GRANTEE: DOONER KEVIN D & MI

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W20 PTO=[YR=1993] N8W20S37 E20N29S S25 E12 UST=[YR=2006] S10E8 N10 W8S8N25S PTR=N15W10 FUS=[YR=2006] N25E20S25FOP=[YR=2006] S10W8 U10 L12 E20S20W20 S15E10S PTR= N15E20 FUS=[YR=2006] N25E20 S25 UOP=[YR=2006] S10W8 U10 L12 E20S20W20 S W20S15S.	

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0	100	0	249.00	SF	10.00	10.00	100	2021	2021
2	0810	CONCRETE A	0	100	0	4,230.00	SF	6.50	6.50	100	2006	2006

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000800	C	MULTI-FAMILY	100	0006	R-1	71.00	250.00	71.00	FF		1.00

PT LOT 84 IN OR 2582/1387,
 LOT 85 & PT SEC 20-3N-29E
 IN OR 2294/397

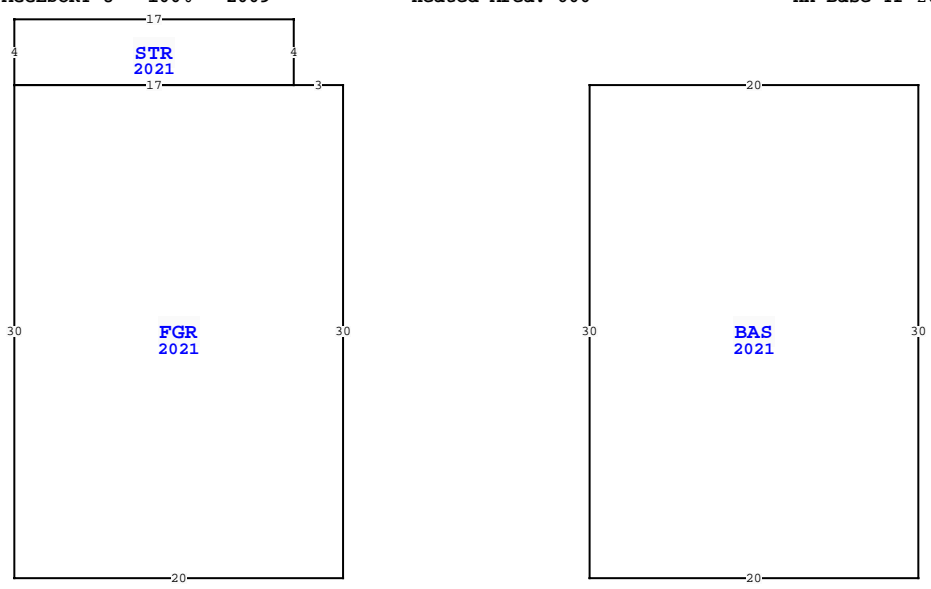
SEDER MICHELLE &/DOONER KEVIN D
 1401 S FLETCHER AVE
 FERNANDINA BEACH, FL 32034-2320

2025

00-00-31-1460-0085-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC 100	
Roof Structur	02	SHED 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1057.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	2021
FGR	600	55	2021
STR	68	10	2021
TOTALS	1,268		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	ACCESORY U	- 100%	- 2009								
Heated Area: 600					HX Base Yr 2009						



NASSAU COUNTY PROPERTY		PAGE 2 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		291,625
TOTAL MARKET OB/XF VALUE		26,111
TOTAL LAND VALUE - MARKET		532,500
TOTAL MARKET VALUE		850,236
SOH/AGL Deduction		481,549
ASSESSED VALUE		368,687
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,965
TOTAL JUST VALUE		850,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		758,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100147	REPAIR FIRE DAMAG	10,000	01/28/2010
20100001	DEMOLISH DAMAGED	1,400	01/04/2010
20061623	OTHER	2,000	07/10/2006
20061624	REMODEL	2,000	07/10/2006
20061126	H/AC	4,500	05/24/2006
20061008	REMODEL	2,800	05/12/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/1387	8/02/2022	QC	U	V	11	100
GRANTOR: HUGHES SCOTT & FRANCE						
GRANTEE: DOONER KEVIN DONALD						
2294/0397	6/19/2019	WD	U	I	11	100
GRANTOR: SEDER MICHELLE & KEVI						
GRANTEE: DOONER KEVIN D & MI						

EXTRA FEATURES														
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

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2021;ORIG=0,0] W3 W17 S30 E20 N30 \$	
BAS=[YR=2021;ORIG=15,0] E20 S30 W20 N30 \$	
STR=[YR=2021;ORIG=-3,0] N4 W17 S4 E17 \$	
PTR=[ORIG=0,0] E15 W15 \$	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV