PT LOT 11
IN OR 2203/992
(EX OR 2161/88)

HEAD STEPHAN LIVING TRUST/HEAD STEPHAN A TRUSTEE
732 KINGFISHER WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1677-0011-0000

BUILDING CHARACTERISTICS

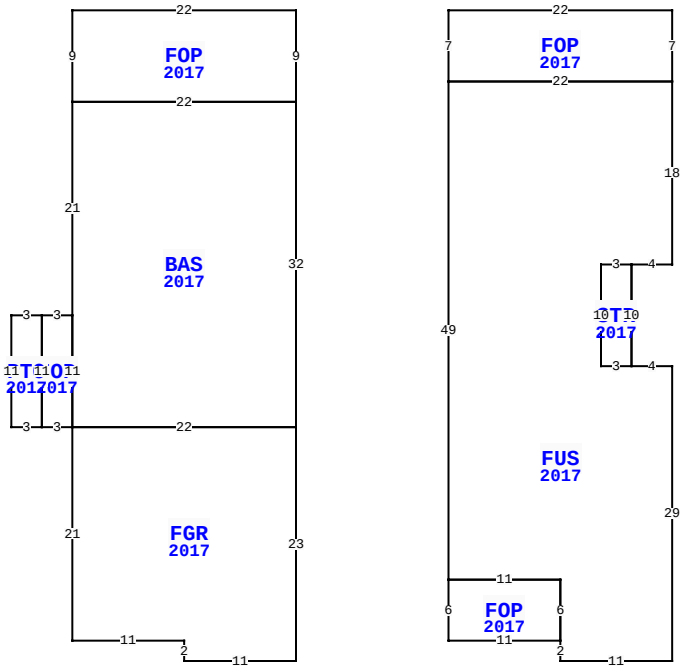
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	2017	704	144,323
FGR	484	55	2017	266	54,531
FOP	66	30	2017	20	4,100
FOP	154	30	2017	46	9,430
FOP	198	30	2017	59	12,096
FUS	1,126	100	2017	1,126	230,834
PTO	33	5	2017	2	410
STR	30	10	2017	3	615
UOP	33	20	2017	7	1,435
TOTALS	2,828			2,233	457,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,233	211.8917	211.89	473,150	2017	2017	0	0	0	3.25	96.75

1 TOWNHOUSE - 100% - 2018 Heated Area: 1830 HX Base Yr 2018



732 KINGFISHER WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		457,773
TOTAL MARKET OB/XF VALUE		9,385
TOTAL LAND VALUE - MARKET		168,750
TOTAL MARKET VALUE		635,908
SOH/AGL Deduction		234,088
ASSESSED VALUE		401,820
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		351,098
TOTAL JUST VALUE		635,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163238	NEW CONSTR	247,437	11/23/2016
20163256	NEW CONSTR	247,347	11/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/0992	6/14/2018	WD	U	I	11	100
GRANTOR: HEAD STEPHAN						
GRANTEE: HEAD STEPHAN LIVING						
2184/0279	3/12/2018	WD	U	I	11	100
GRANTOR: STEVE HEAD CONSTRUCTI						
GRANTEE: HEAD STEPHAN						

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	2017	2017	3	97	1,940	
2	0811	CONCRETE B	0	100	0	0	898.00	SF	5.20	5.20	100	2017	2017	3	96	4,483	
3	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	2017	2017	3	96	618	
4	0476	VF 6 SBPL	0	100	0	0	20.00	LF	32.00	32.00	100	2017	2017	3	90	576	
5	0471	VINYL FNC	0	100	0	0	52.00	LF	32.00	32.00	100	2017	2017	3	90	1,498	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

BUILDING DIMENSIONS

FOP=[YR=2017] W22 S9 BAS=[YR=2017] S21 UOP=[YR=2017] W3 PTO=[YR=2017] W3 S11 E3 N11$ S11 E3 N11$ S11 FGR=[YR=2017] S21 E11 S2 E11 N23 W22$ E22 N32 W22 $ E22 N9$ PTR=E15 FOP=[YR=2017] E22 S7 FUS=[YR=2017] S18 W4 STR=[YR=2017] W3 S10 E3 N10$ S10 E4 S29 W11 N2 FOP=[YR=2017] W11 N6 E11 S6$ N6 W11 N49 E22$ W22 N7$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 9,385

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	0003	R-2	30.00	110.00	1.00	LT		1.00	1.00	0.75	225,000.00	168,750.00	168,750							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 168,750 Market: 0 Agricultural: 0 Common: 168,750 PRINTED 07/30/2025 BY SYS