BLOCK 33 LOT 6
CITY OF FDNA BEACH

KNITTEL WAYNE SR REV TRUST/KNITTEL WAYNE SR TRUSTE
219 HERMITAGE WAY
SAINT SIMONS ISLAND, GA 31522

2025

00-00-31-1800-0033-0060

BUILDING CHARACTERISTICS

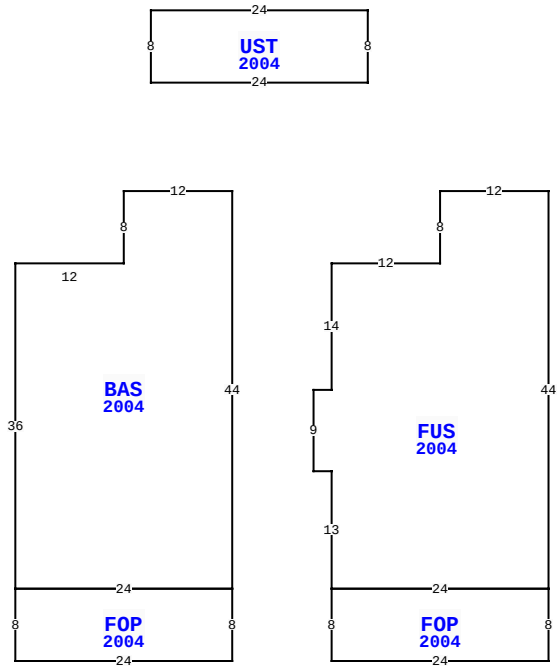
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2004	960	143,161
FOP	192	30	2004	58	8,649
FOP	192	30	2004	58	8,649
FUS	978	100	2004	978	145,845
UST	192	45	2004	86	12,825
TOTALS	2,514			2,140	319,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,140	124.8324	164.78	352,629	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 1938 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/22/2025 MLU
AG DATE	

502 DADE ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	319,129
TOTAL MARKET OB/XF VALUE	8,428
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	540,057
SOH/AGL Deduction	56,981
ASSESSED VALUE	483,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	483,076
TOTAL JUST VALUE	540,057
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	512,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110984	CONDENSING UNIT	2,200	06/16/2011
20090620	H/AC	1,607	05/19/2009
20040599	VINYL FENCE	7,000	03/26/2004
20034137	NEW CONSTR	180,000	11/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/1384	2/08/2022	QC	U	I	11	100
GRANTOR: KNITTEL WAYNE R & ELI						
GRANTEE: KNITTEL WAYNE SR RE						
2020/0686	12/23/2015	WD	Q	I	01	349,000
GRANTOR: BRIDGES CLENNON W & L						
GRANTEE: KNITTEL WAYNE R & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] E12 N8 E12 S44 FOP=[YR=2004] S8 W24 N8 E24$ W24 N36 $ PTR=E35 FUS=[YR=2004] E12 N8 E12 S44 FOP=[YR=2004] S8 W24 N8 E24$ W24 N13 W2 N9 E2 N14$ W35$ PTR=N20 E15UST=[YR=2004] N8 E24 S8 W24$ S20 W15$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	1242	WD DECK A	0	0	12	13	156.00	SF	10.00	10.00	100	2004	2004	3	21	328	
3	1241	WD DECK G	0	0	9	4	36.00	UT	11.50	11.50	100	2004	2004	3	32	132	
4	0825	BRICK	0	0	0	0	130.00	SF	12.50	12.50	100	2004	2004	3	95	1,544	
5	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2004	2004	3	61	2,342	
6	0479	VF PICKET	0	0	0	0	170.00	LF	10.00	10.00	100	2004	2004	3	61	1,037	

LAND DESCRIPTION

TOTAL OB/XF 8,428

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-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS