BLOCK 254 LOT S 81' OF W100'
OF E 130' OF 1
IN OR 2264/914

BABOWICZ ANTHONY & LAURA
4328 DUNEWOOD PL
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0254-0011

BUILDING CHARACTERISTICS

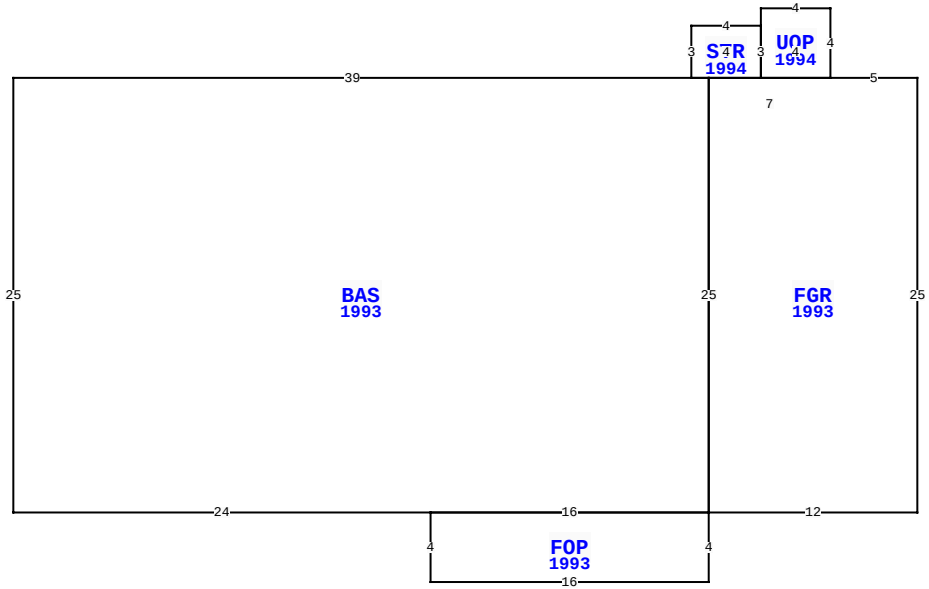
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	106,883
FGR	300	55	1993	165	17,636
FOP	64	30	1993	19	2,031
STR	12	10	1994	1	107
UOP	16	20	1994	3	320
TOTALS	1,392			1,188	126,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	119.0910	119.09	141,479	1973	2003	0	0	0	10.25	89.75

1 SINGLE FAM – 0% - 2025 Heated Area: 1000 HX Base Yr



1411 LEON ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	126,977
TOTAL MARKET OB/XF VALUE	5,092
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	312,069
SOH/AGL Deduction	0
ASSESSED VALUE	312,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,069
TOTAL JUST VALUE	312,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130976	SHED120	0	05/02/2013
20120243	WOOD DECK	790	02/07/2012
20120037	6'WOOD FENCE	820	01/11/2012
20110656	ELEC.FOR AIR HAND	300	04/28/2011
20110657	H/AC	3,500	04/28/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2264/0914	3/27/2019	WD	Q	I	01	240,000
GRANTOR: ROCKWELL SABRINA ANN						
GRANTEE: BABOWICZ ANTHONY &						
2134/1731	6/26/2017	QC	U	I	11	100
GRANTOR: ROCKWELL CLACK SABRIN						
GRANTEE: ROCKWELL SABRINA AN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W5 UOP=[YR=1994] N4W4S1 STR=[YR=1994] W4S3
BAS=[YR=1993] W39 S25 E24 FOP=[YR=1993] S4 E16 N4 W16$ E16
N25 W1$ E4 N3$ S3 E4$ W7 S25 E12 N25$.

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	0855	CONC PAVER	0	0	0	0	473.00	SF	7.00	7.00	100	2014	2014	3	94	3,112	
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	2013	2013	3	55	1,980	

LAND DESCRIPTION

TOTAL OB/XF 5,092

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	81.00	100.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 02/11/2020 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS