

KINCADE TIMOTHY J
85157 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

13-2N-27-0723-0120-0000

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 03 HARDIE BRD 100

Roof Structur 03 GABLE/HIP 100

Roof Cover 03 COMP SHNGL 100

Interior Wall 05 DRYWALL 100

Interior Floo 11 CLAY TILE 70

Interior Floo 13 CARPET 30

Air Condition 04 CENTRAL 100

Heating Type 04 AIR DUCTED 100

Bedrooms 4 100

Bathrooms 3 100

Frame 02 WOOD FRAME 100

Stories 1. 1. 100

Units 0 100

Occupancy 00 NONE 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4077.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE

BAS 2,282 100 2021 2,282 271,214

FGR 587 55 2021 323 38,388

FOP 25 30 2021 8 950

FOP 165 30 2021 50 5,943

UOP 195 20 2022 39 4,635

TOTALS 3,254 2,702 321,131

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 OB/XF MKT VALUE NOTES

1 0855 CONC PAVER 0 100 0 0 886.00 SF 10.00 10.00 100 2021 2021 3 99 8,771

2 0463 FENCE GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2021 2021 3 96 576

3 0462 ST/AL FNC 0 100 0 0 480.00 SF 10.00 10.00 100 2021 2021 3 93 4,464

4 0911 SCRNM A 0 100 15 13 195.00 SF 21.88 21.88 100 2022 2022 3 93 3,967

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 75,000.00 75,000.00 75,000

REVIEW DATE 07/12/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,702 120.0528 120.05 324,375 2021 2021 0 0 1.00 99.00

1 SINGLE FAM - 100% - 2022 Heated Area: 2282 HX Base Yr 2022

BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU

XF DATE INC DATE AG DATE

TOTAL OB/XF 17,778

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 321,131

TOTAL MARKET OB/XF VALUE 17,778

TOTAL LAND VALUE - MARKET 75,000

TOTAL MARKET VALUE 413,909

SOH/AGL Deduction 40,262

ASSESSED VALUE 373,647

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 322,925

TOTAL JUST VALUE 413,909

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 399,679

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2481/0890 7/22/2021 SW Q I 02 400,000

GRANTOR: LENNAR HOMES LLC

GRANTEE: KINCADE TIMOTHY J

2466/1012 5/25/2021 SW U V 11 100

GRANTOR: AG ESSENTIAL HOUSING

GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 UOP=[YR=2022] N13 W15 S13 E15\$
FOP=[YR=2021] W15 S11 E15 N11\$ S11 W15 N11 W16 S45
FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5 N5 W5 S5\$ N15
W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.