TRACT 1 (EX S-1)
IN OR 2859/1659
AIKEN SUB UNR

BECKETT BRENT/DARBANDI SARAH
96220 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0020-0001-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

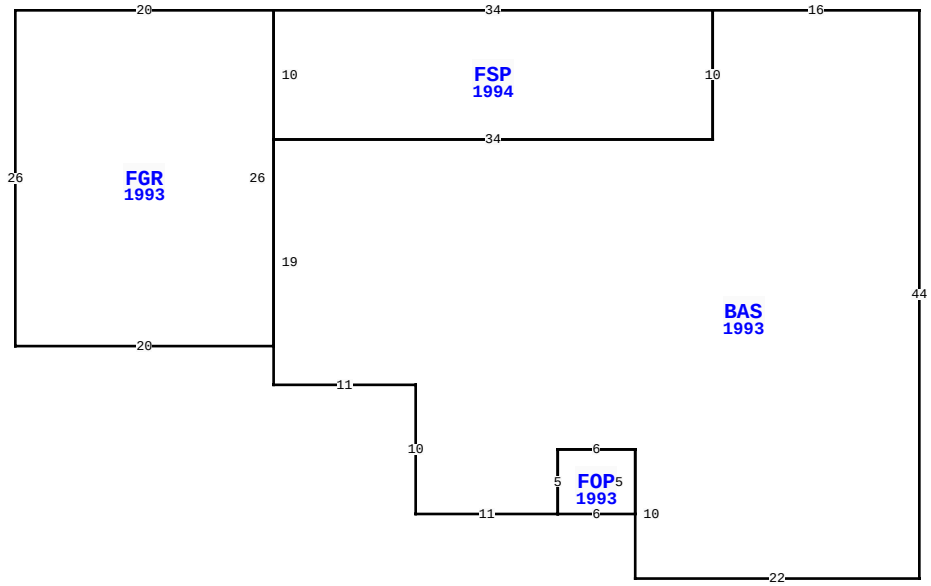
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100	1993	1,580	195,889
FGR	520	55	1993	286	35,458
FOP	30	30	1993	9	1,116
FSP	340	40	1994	136	16,861
TOTALS	2,470			2,011	249,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,011	106.8200	148.48	298,593	1988	1988	0	0	0	16.50	83.50

1 SNGL FAM 0% - 2026 Heated Area: 1580 HX Base Yr



1347 AUTUMN TRCE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	249,325
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	551,425
SOH/AGL Deduction	0
ASSESSED VALUE	551,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	551,425
TOTAL JUST VALUE	551,425
NCON VALUE	1,599
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	542,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4458	N/A	70,488	10/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2859/1659	4/02/2026	WD	Q	I	01	652,500
GRANTOR: MATIC ASSETS LLC						
GRANTEE: BECKETT BRENT						
2798/172	6/18/2025	WD	U	I	37	412,000
GRANTOR: OAKWOOD PROPERTY HOLD						
GRANTEE: MATIC ASSETS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=1994] W34 FGR=[YR=1993] W20 S26 E20 N26 $ S10 E34 N10 $ S10 W34 S19 E11 S10 E11 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S10 E22 N44 $.

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	1988	1988	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS