

PT OF LOT 1
IN OR 839/1146
AIKEN SUB UNR

JAKUBASZ JAY J
1361 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0020-0001-0010



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/LAMMT 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	1,398	100	1993	1,398	181,185
FGR	528	55	1993	290	37,585
FOP	162	30	1993	49	6,350
FST	192	55	1993	106	13,738
TOTALS	2,280			1,843	238,859

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
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1989	1989	04	85	42,500	
4	0910	SCRN RM L	0 100	38	31	1,178.00	SF	15.00	15.00	100	1989	1989	3	20	3,534	
5	0940	SHEDS/PORT	0 100	16	12	192.00	SF	19.50	19.50	100	1992	1992	3	20	749	
7	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	2002	2002	3	28	5,645	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		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

MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		PAGE 1 of 1			
0900	01	1,843	111.0000	154.29	284,356	1984	1990		0	0	0 16.00	84.00		8			
1 SNGL FAM 100% - 1989 Heated Area: 1398 HX Base Yr 1989																	

1361 AUTUMN TRCE, FERNANDINA BEACH

TOTAL OB/XF														52,428			

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Market: 0 Agricultural: 0 Common: 300,000

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	238,859		
TOTAL MARKET OB/XF VALUE	52,428		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	591,287		
SOH/AGL Deduction	395,336		
ASSESSED VALUE	195,951		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	144,540		
TOTAL JUST VALUE	591,287		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	552,520		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109150	GARAGE	19,008	12/01/2001
R992137	REPAIR/RRF	0	11/01/1999
5536	SWIM POOL	8,050	02/15/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0839/1146	7/01/1998	QC	Q	I	01	100	

GRANTOR: CALDWELL MARIANNE D F
GRANTEE: JAKUBASZ JAY J
0555/0640 10/25/1988 WD Q I 102,000
GRANTOR: MURRY DAVID M
GRANTEE: JAKUBASZ JAY J

BUILDING NOTES													

BUILDING DIMENSIONS
BAS=[YR=1993] W52 FST=[YR=1993] W24 S8 FGR=[YR=1993] S22 E24
FOP=[YR=1993] E27 N6 W27 S6\$ N22 W24\$ E24 N8\$ S24 E27 S6 E25 N30\$.