W1/2 OF TRACT 2
IN OR 1290/894
AIKEN SUB UNR

JANZEN MICHAEL F & GERALDINE
1333 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0020-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

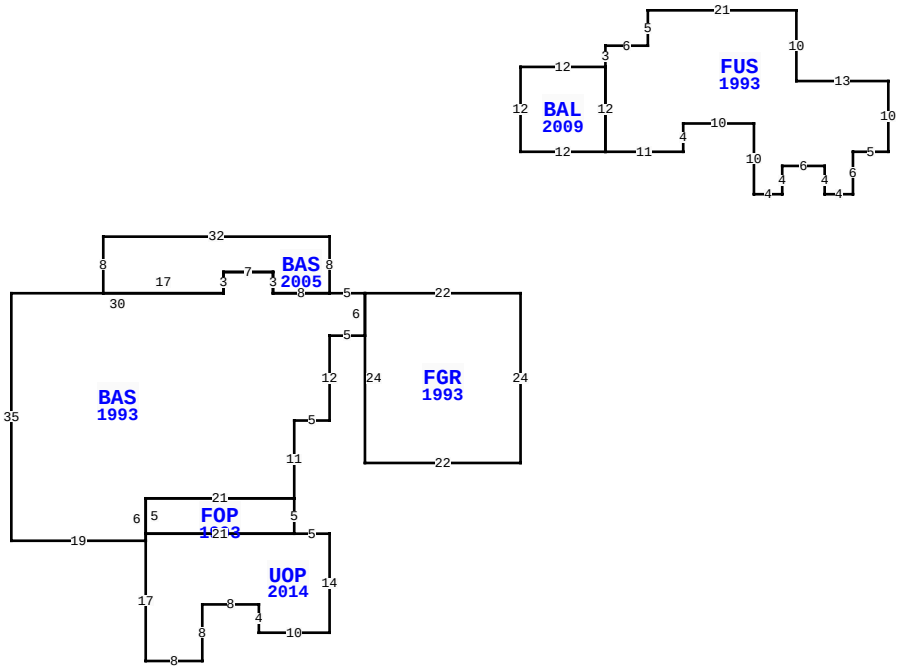
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	144	15	2009	22	2,822
BAS	1,415	100	1993	1,415	181,550
BAS	235	100	2005	235	30,151
FGR	528	55	1993	290	37,208
FOP	105	30	1993	32	4,106
FUS	660	100	1993	660	84,680
UOP	364	20	2014	73	9,366
TOTALS	3,451			2,727	349,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,727	111.8880	155.52	424,103	1984	1990	0	0	0	17.50	82.50

1 SNGL FAM 100% - 2006 Heated Area: 2310 HX Base Yr 2006



1333 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		349,885
TOTAL MARKET OB/XF VALUE		1,982
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		651,867
SOH/AGL Deduction		356,895
ASSESSED VALUE		294,972
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,561
TOTAL JUST VALUE		651,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		662,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013267	REMODEL GARAGE &	500,000	12/04/2025
B250011855	DEMO OF A RES HOM	0	10/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0094	1/25/2005	WD	Q	I		337,500
GRANTOR: HILL WILLIAM K & MELA						
GRANTEE: JANZEN MICHAEL F &						
0827/0055	3/20/1998	WD	Q	I		170,000
GRANTOR: HICKS EDWARD B & CULL						
GRANTEE: HILL WILLIAM K & ME						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] W5 BAS=[YR=2005] N8 W32 S8 E17 N3 E7S3 E8$ W8 N3 W7 S3 W30 S35 E19 UOP=[YR=2014] S17 E8 N8 E8 S4 E10 N14 W5 FOP=[YR=1993] N5 W21 S5 E21$ W21 S1$ N6 E21N11 E5 N12 E5 N6 $ S24 E22 N24 $ PTR= N20 BAL=[YR=2009] N12 E12 FUS=[YR=1993] N3E6 N5 E21 S10 E13 S10 W5 S6 W4N4 W6 S4 W4 N10 W10 S4 W11 N12$ S12 W12$ S20$.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	51.5	1,030	
3	1242	WD DECK A	0	100	0	0	476.00	SF	10.00	10.00	100	1990	1990	3	20	952	

LAND DESCRIPTION

TOTAL OB/XF 1,982

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	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 Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS