

BEDRICK TRUST/DESPRES SUSAN BEDRICK TRUSTEE
1344 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

00-00-30-0020-0005-0010

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7011CLAY TILE 3003CENTRAL 10004AIR DUCTED 10031002100WOOD FRAME 1001.1.1000100DIST 1A 10005NONE 10003Quality Level 030100SINGLE FAMILYMAP NUMMKT AREA03NEIGHBORHOOD/LOC3027.00

TOTALS2,9652,357285,828

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDATEYR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100198119813441,540

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECONFNCTNORM% COND

0900012,357106.7220148.34349,637198119810018.2581.75

1 SNGL FAM 100% - 2013Heated Area: 1890HX Base Yr 2013

PTO2009BAS1993FST1993FGR1993FOP1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 8Tax Dist:

BUILDING MARKET VALUE285,828TOTAL MARKET OB/XF VALUE1,540TOTAL LAND VALUE - MARKET300,000TOTAL MARKET VALUE587,368SOH/AGL Deduction354,621ASSESSED VALUE232,747TOTAL EXEMPTION VALUEHX HB WX SX106,411BASE TAXABLE VALUE126,336TOTAL JUST VALUE587,368NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE576,441

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSNCDSALE PRICE

1220/07074/06/2004WDQI15,000

GRANTOR: RAWLS HUGH M JR & DORGRANTEE: BEDRICK BETTY TRUST0316/05976/01/1980WDQV15,000GRANTOR:GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W21 BAS=[YR=1993] W14 PTO=[YR=2009] N10 W16 S10 E16\$ W40 S35 E18 FOP=[YR=1993] S6 E30 N6 W30\$ E36 FGR=[YR=1993] E21 N21 W21 S21\$ N35\$ S14 E21 N14\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-10.000.001.00LT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE01/31/2024BYKBA

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