LOT 2
AUTUMN TRACE OR 2259/572

WOOD FAMILY TRUST/WOOD THOMAS L TRUSTEE
1365 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0127-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

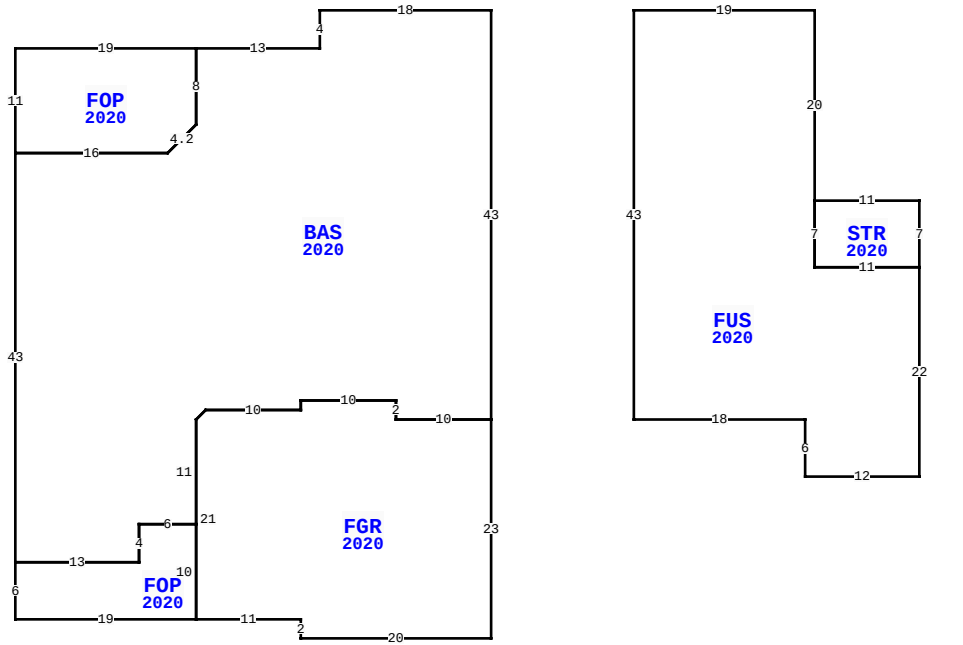
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2020	2,048	344,227
FGR	722	55	2020	397	66,727
FOP	138	30	2020	41	6,891
FOP	205	30	2020	62	10,421
FUS	1,065	100	2020	1,065	179,005
STR	77	10	2020	8	1,345
TOTALS	4,255			3,621	608,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,621	103.3200	171.51	621,038	2020	2020	0	0	0	2.00	98.00

1 SFR CUST 100% - 2023 Heated Area: 3113 HX Base Yr 2023



1365 AUTUMN TRACE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		608,617
TOTAL MARKET OB/XF VALUE		7,079
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		915,696
SOH/AGL Deduction		105,872
ASSESSED VALUE		809,824
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		758,413
TOTAL JUST VALUE		915,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		832,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
219733	ADDITION	0	10/01/2021
19006426	NEW CONSTR	427,846	06/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/0067	12/16/2022	WD	U	I	11	100
GRANTOR: WOOD THOMAS L.P. & PA						
GRANTEE: WOOD FAMILY TRUST						
2372/1068	6/26/2020	WD	Q	I	01	746,200
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: WOOD THOMAS L.P. &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 S4 W13 FOP=[YR=2020] W19 S11 E16 U3 R3 N8$ S8 D3 L3 W16 S43 FOP=[YR=2020] S6 E19 FGR=[YR=2020] E11 S2 E20 N23 W10 N2 W10 S1 W10 D1 L1 S21$ N10 W6 S4 W13$ E13 N4 E6 N11 U1 R1 E10N1 E10 S2 E10 N43$ PTR=E15 FUS=[YR=2020] E19 S20 STR=[YR=2020] E11 S7 W11 N7$ S7 E11 S22 W12 N6 W18 N43$ W15$.

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
3	0911	SCRN RM A	0	100	23	19	437.00	SF	18.00	18.00	100	2022	2022	3	90	7,079	

LAND DESCRIPTION

TOTAL OB/XF 7,079

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