

LOT 7
IN OR 1414/405
KENNETH COURT SUB PB 3/50

DENNEL EDWIN
726 KENNETH CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0320-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	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 02

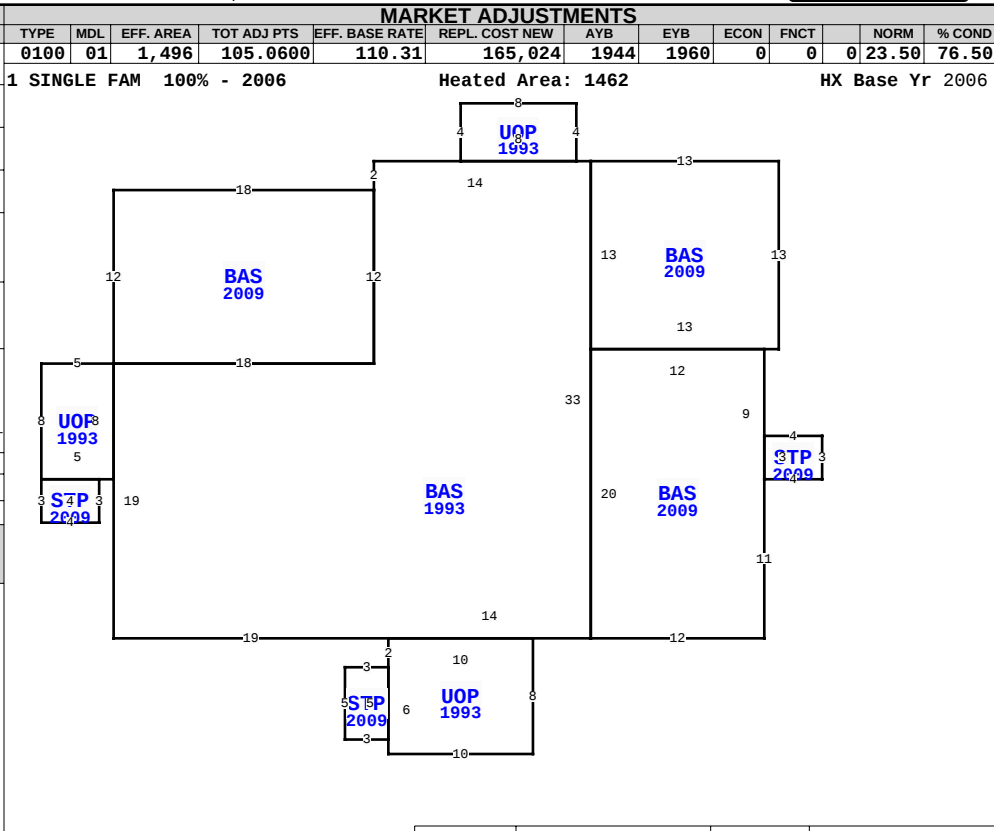
NEIGHBORHOOD/LOC	2029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	837	100	1993	837	70,632
BAS	169	100	2009	169	14,261
BAS	216	100	2009	216	18,228
BAS	240	100	2009	240	20,253
STP	12	10	2009	1	84
STP	12	10	2009	1	84
STP	15	10	2009	2	169
UOP	32	20	1993	6	506
UOP	40	20	1993	8	675
UOP	80	20	1993	16	1,350
TOTALS	1,653			1,496	126,243

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0940	SHEDS/PORT	0	100	0	0			48.00	SF	30.00				288	
3	0940	SHEDS/PORT	0	100	14	10			140.00	SF	19.50				601	
4	0940	SHEDS/PORT	0	100	16	12			192.00	SF	30.00				1,267	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		126,243
TOTAL MARKET OB/XF VALUE		2,156
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		348,399
SOH/AGL Deduction		282,987
ASSESSED VALUE		65,412
TOTAL EXEMPTION VALUE	HX HB	40,412
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		348,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213116	REPAIR/RRF	6,000	09/03/2012

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1414/0405	5/23/2006	QC Q I 01
GRANTOR: DENNEL MELINDA		
GRANTEE: DENNEL EDWIN & MELI		
0777/0179	11/18/1996	WD Q I 06
GRANTOR: TESTON BETTY L/E		
GRANTEE: TESTON BETTY		

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2009] W13 BAS=[YR=1993] W1 UOP=[YR=1993] N4 W8 S4 E8\$ W14 S2 BAS=[YR=2009] W18 S12 E18 N12\$ S12 W18		
UOP=[YR=1993] W5 S8 STP=[YR=2009] S3 E4 N3 W4\$ E5 N8\$ S19 E19 UOP=[YR=1993] S2 STP=[YR=2009] W3 S5 E3 N5\$ S6 E10 N8 W10\$ E14 BAS=[YR=2009] E12 N11 STP=[YR=2009] E4 N3 W4 S3\$ N9 W12 S20\$ N33\$ S13 E13 N13\$.		