PT OF LOT 4
IN OR 630 PG 473
FPU ESMT IN OR 937/584

WOOD WILLIAM L & SHARYL W
4936 KEYSTONE LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0004-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

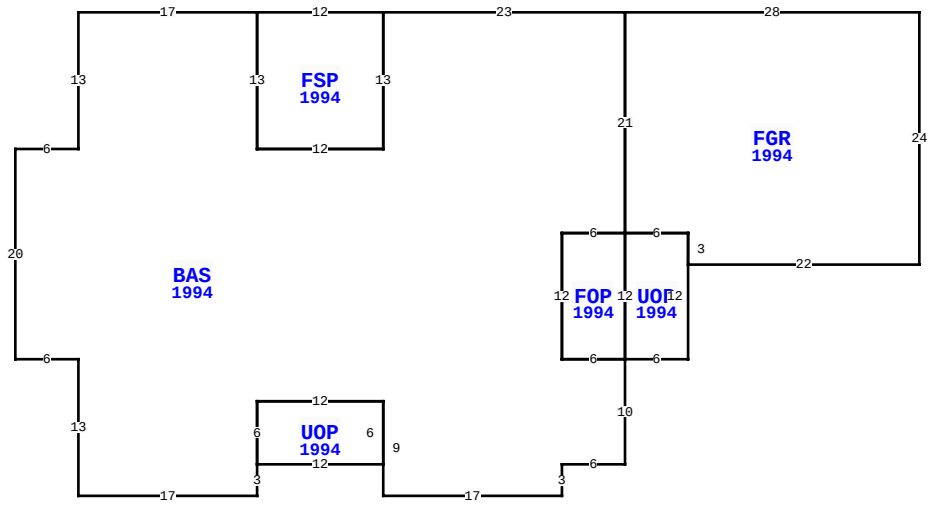
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,158	100	1994	2,158	192,089
FGR	654	55	1994	360	32,044
FOP	72	30	1994	22	1,958
FSP	156	40	1994	62	5,519
UOP	72	20	1994	14	1,246
UOP	72	20	1994	14	1,246
TOTALS	3,184			2,630	234,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,630	100.3200	105.34	277,044	1994	1994	0	0	0	15.50	84.50

1 SINGLE FAM 100% - 0 Heated Area: 2158 HX Base Yr



4936 KEYSTONE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		234,102
TOTAL MARKET OB/XF VALUE		432
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		534,534
SOH/AGL Deduction		333,687
ASSESSED VALUE		200,847
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,436
TOTAL JUST VALUE		534,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401253	NEW CONSTR	99,402	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0630/0473	7/03/1991	WD	Q	V		29,000

GRANTOR: HART ROBT & BILLIE
GRANTEE: WOOD WM & SHARYL W

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W28 BAS=[YR=1994] W23 FSP=[YR=1994] W12 S13 E12 N13 $ S13 W12 N13 W17 S13 W6 S20 E6 S13 E17 N3 UOP=[YR=1994] E12 N6 W12 S6 $ N6 E12 S9 E17 N3 E6 N10 UOP=[YR=1994] E6 N12 W6 S12 $ FOP=[YR=1994] W6 N12 E6 S12 $ W6 N12 E6 N21 $ S21 E6 S3 E22 N24 $.

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	1242	WD DECK A	0	100	0	0	216.00	SF	10.00	10.00	100	1998	1998	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 432

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	UT		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