

PT LOTS 28 29
IN OR 2284/408
SUB OF S0 PT SEC 12

KENNARD SAMUEL & KARIN
4767 TANAGER LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0028-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 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		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

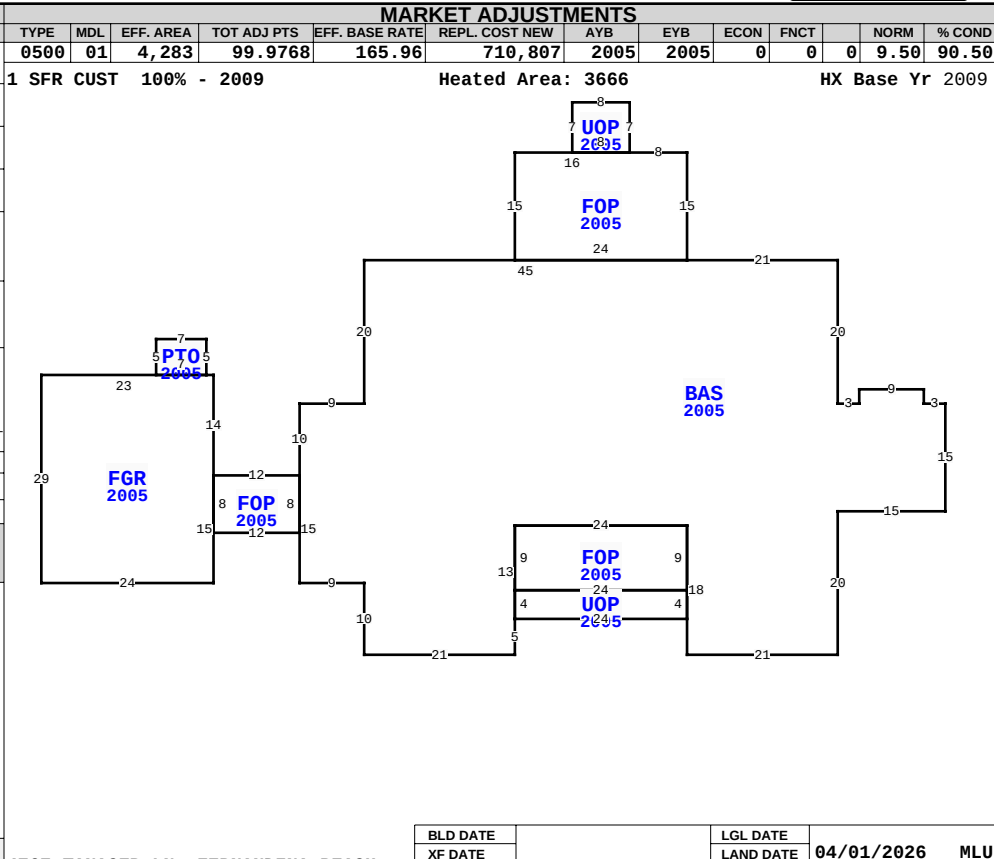
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,666	100	2005	3,666	550,610
FGR	696	55	2005	383	57,525
FOP	96	30	2005	29	4,356
FOP	216	30	2005	65	9,762
FOP	360	30	2005	108	16,221
PTO	35	5	2005	2	300
UOP	56	20	2005	11	1,653
UOP	96	20	2005	19	2,853

TOTALS	5,221			4,283	643,280
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
3	0300	BOAT DCK W	0	100	0	1,125.00	SF	40.00	40.00
5	0350	CARPORT WD	0	100	16	256.00	SF	13.00	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100		RSF	1200.00	200.00	200.00



TOTAL OB/XF									
16,839									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					643,280				
TOTAL MARKET OB/XF VALUE					16,839				
TOTAL LAND VALUE - MARKET					1,700,000				
TOTAL MARKET VALUE					2,360,119				
SOH/AGL Deduction					1,471,544				
ASSESSED VALUE					888,575				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					837,164				
TOTAL JUST VALUE					2,360,119				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					2,248,403				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09357	MECH OTHER	0	02/01/2005
E14158	ELEC OTHER	2,000	02/01/2005
P08958	OTHER	0	02/01/2005
B0414290	NEW CONSTR	270,491	12/01/2004
R047042	REPAIR/RRF	6,000	12/01/2004
B9905926	DEMOLITION	0	04/01/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2284/0408	6/07/2019	QC	U	I	11	258,800			
GRANTOR: KENNARD KARIN TORP MA									
GRANTEE: KENNARD SAMUEL & KA									
1010/1251	10/03/2001	WD	Q	V		350,000			
GRANTOR: BRADSTOCK - JONES DIANE									
GRANTEE: MADSEN KARIN TORP									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W21 FOP=[YR=2005] N15 W8 UOP=[YR=2005] N7 W8 S7 E8\$ W16 S15 E24\$ W45 S20 W9 S10 FOP=[YR=2005] W12 FGR=[YR=2005] N14 W1 PTO=[YR=2005] N5 W7 S5 E7\$ W23 S29 E24 N15\$ S8 E12 N8\$ S15 E9 S10 E21 N5 UOP=[YR=2005] E24 N4 FOP=[YR=2005] N9 W24 S9 E24\$ W24 S4\$ N13 E24 S18 E21 N20 E15 N15 W3 N2 W9 S2 W3 N20\$.									