PT OF LOT 1 IN OR 2868/1570
QUATTLEFIELD LANE PBK 8/189

MACALEER KATE L/GOMEZ JOHN
517 ISLAND VIEW DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0761-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

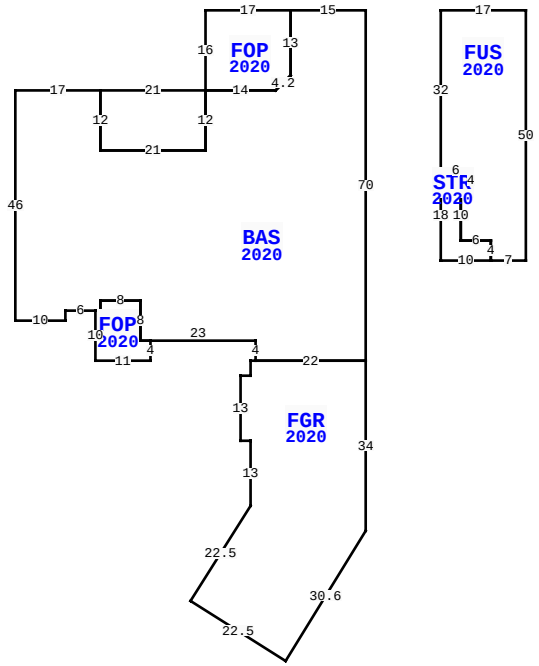
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,435	100	2020	3,435	845,252
FGR	1,342	55	2020	738	181,600
FOP	114	30	2020	34	8,366
FOP	520	30	2020	156	38,387
FUS	746	100	2020	746	183,568
STR	104	10	2020	10	2,461
TOTALS	6,261			5,119	1,259,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,119	152.0332	252.38	1,291,933	2020	2020	0	0	0	2.50	97.50

1 SFR CUST 100% - 2025 Heated Area: 4181 HX Base Yr 2025



1282 QUATTLEFIELD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,259,635
TOTAL MARKET OB/XF VALUE		89,527
TOTAL LAND VALUE - MARKET		1,150,000
TOTAL MARKET VALUE		2,499,162
SOH/AGL Deduction		0
ASSESSED VALUE		2,499,162
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		2,442,751
TOTAL JUST VALUE		2,499,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,461,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015715	ADDITION	23,000	11/12/2021
B2000967	SCRNENCL	18,000	02/03/2020
B1909563	SWIM POOL	105,000	09/10/2019
B1904231	NEW CONSTR	596,172	04/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2868/1570	5/14/2026	WD	Q	I	01	3,350,000
GRANTOR: LINIADO ETHEL K LIFET						
GRANTEE: MACALEER KATE L						
2782/1487	4/14/2025	SW	U	I	11	100
GRANTOR: LINIADO ETHEL K						
GRANTEE: LINIADO ETHEL K LIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FOP=[YR=2020] W17 S16 W21 S12 E21 N12 E14 U3 R3 N13 $ S13 D3 L3 W14 S12 W21 N12 W17 S46 E10 N2 E6 FOP=[YR=2020] S10 E11 N4 W2 N8 W8 S2 W1$ E1 N2 E8 S8 E23 S4 FGR=[YR=2020] W1 S3 W2 S13 E2 S13 D19 L12 D12 R19 R16 U26 N34 W22$ E22 N70$ PTR= E15 FUS=[YR=2020] E17 S50 W7 STR=[YR=2020] W10 N18 E6 S4 W2 S10 E6 S4$ N4 W6 N10 E2 N4 W6 N32$ 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
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2020	2020	3	98	3,920	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	
3	0911	SCRN RM A	0	100	0	0	1,804.00	SF	18.00	18.00	100	2020	2020	3	82	26,627	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	82	4,100	
11	1242	WD DECK A	0	100	0	0	600.00	SF	15.00	15.00	100	2020	2020	3	82	7,380	

LAND DESCRIPTION

TOTAL OB/XF 89,527

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	000132	C	RES RIVER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,150,000.00	1,150,000.00	1,150,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,150,000 Market: 0 Agricultural: 0 Common: 1,150,000 PRINTED 07/09/2026 BY SYS