LOT 6
IN OR 2737/486
(EX PT OR 2201/1671)

LYONS REVOCABLE LIVING TRUST/LYONS MARK RANDALL TR
1292 QUATTLEFIELD LN
FERNANDINA BCH, FL 32034

2026

00-00-30-0761-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

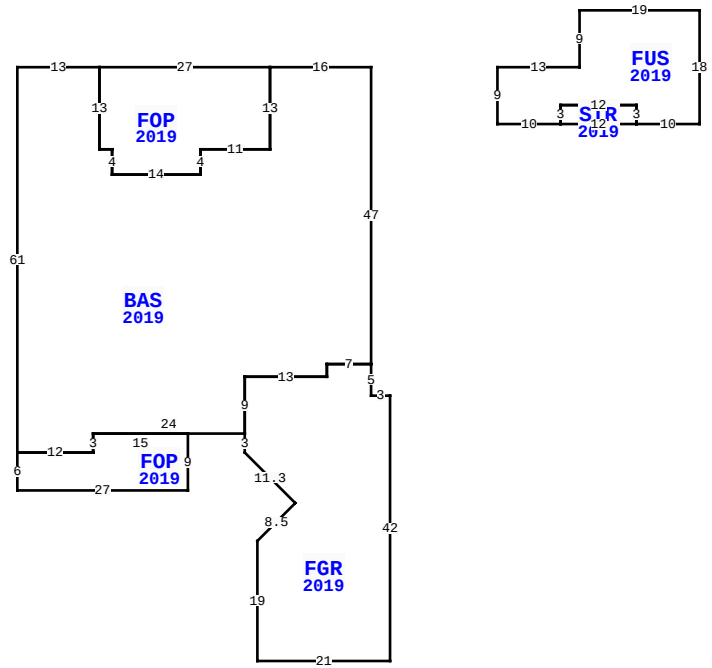
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	12	CEDAR 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 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	2,683	100	2019	2,683	667,206
FGR	940	55	2019	517	128,567
FOP	207	30	2019	62	15,418
FOP	407	30	2019	122	30,339
FUS	423	100	2019	423	105,192
STR	36	10	2019	4	994
TOTALS	4,696			3,811	947,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,811	154.4373	256.37	977,026	2019	2019	0	0	0	3.00	97.00

1 SFR CUST 100% - 2026 Heated Area: 3106 HX Base Yr



1292 QUATTLEFIELD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		947,715
TOTAL MARKET OB/XF VALUE		70,868
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,468,583
SOH/AGL Deduction		0
ASSESSED VALUE		1,468,583
TOTAL EXEMPTION VALUE	13	1,468,583
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,468,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,274,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006278	ADDITION	0	09/01/2020
20002458	SWIM POOL	400,000	03/09/2020
B1902028	NEW CONSTR	435,271	02/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/486	9/05/2024	SW	U	I	11	100
GRANTOR: LYONS MARK						
GRANTEE: LYONS REVOCABLE LIV						
2374/1097	6/10/2020	SW	U	I	11	100
GRANTOR: W.R. HOWELL COMPANY I						
GRANTEE: LYONS MARK & HOLLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W27 S13 E2 S4 E14 N4 E11 N13$ S13 W11 S4 W14 N4 W2 N13 W13 S61 FOP=[YR=2019] S6 E27 N9 W15 S3 W12$ E12 N3 E24 FGR=[YR=2019] S3 D8 R8 D6 L6 S19 E21 N42 W3 N5 W7 S2 W13 S9$ N9 E13 N2 E7 N47$ PTR=E20 FUS=[YR=2019] S9 E10 STR=[YR=2019] E12 N3 W12 S3$ N3 E12 S3 E10 N18 W19 S9 W13$ W20$.

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
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	78	3,900	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	6,860	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	
6	0910	SCRN RM L	0	100	0	0	1,025.00	SF	15.00	15.00	100	2020	2020	3	82	12,608	

LAND DESCRIPTION

TOTAL OB/XF 70,868

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	450,000.00	450,000.00	450,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS