

LOT 8 (EX PT OR 2201/1671)
QUATTLEFIELD LANE PBK 8/189

CALDWELL GREGORY R & ALICE A
1300 QUATTLEFIELD LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0761-0008-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																
Exterior Wall	10	ABOVE AVG 80	0500	11	3,608	154.4373	256.37	924,983	2019	2019	0	0	0	2.60	97.40	VALUATION SUMMARY															
Exterior Wall	12	CEDAR 20	1 SFR CUST 100% - 2020													Heated Area: 2922															
Roof Structure	08	IRREGULAR 100														HX Base Yr 2020															
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	2.	2. 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	2,543	100	2019	2,543	634,998																										
FGR	965	55	2019	531	132,593																										
FOP	180	30	2019	54	13,484																										
FOP	323	30	2019	97	24,221																										
FUS	379	100	2019	379	94,638																										
STR	44	10	2019	4	998																										
TOTALS			4,434		3,608	900,933																									
EXTRA FEATURES						1300 QUATTLEFIELD LN, FERNANDINA BEACH																									
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960															
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2019	2019	3	78	5,850															
TOTAL OB/XF 7,810																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE														
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																															

VALUATION BY

Tax Group: 8

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

900,933

7,810

450,000

1,358,743

581,619

777,124

51,411

725,713

1,358,743

0

1,176,142

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1807706

NEW CONSTR

405,453

07/30/2018

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2287/0208

6/18/2019

SW

Q

I

01

790,000

GRANTOR: W R HOWELL COMPANY

GRANTEE: CALDWELL GREGORY R

2222/1489

9/11/2018

WD

U

V

30

220,000

GRANTOR: QUATTLEFIELD PROPERTY

GRANTEE: W R HOWELL COMPANY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W25 S11 E2 S4 E12 N4 E11 N11\$

S11 W11 S4 W12 N4 W2 N11 W13 S59 FOP=[YR=2019] S6 E24 N9 W12

S3 W12\$ E12 N3 E22 FGR=[YR=2019] S4 D7 R8 D6 L6 S20 E21

N43 W3 N5 W7 S2 W13 S9 \$ N9 E13 N2 E7 N45\$ PTR=E15

FUS=[YR=2019] E9 S13 E9 S17 W18 N6 STR=[YR=2019] N11 E4 S11

W4\$ E4 N11 W4 N13\$ W15\$.