PT LOT 11
IN OR 2203/992
(EX OR 2161/88)

HEAD STEPHAN LIVING TRUST/HEAD STEPHAN A TRUSTEE
732 KINGFISHER WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1677-0011-0000

BUILDING CHARACTERISTICS

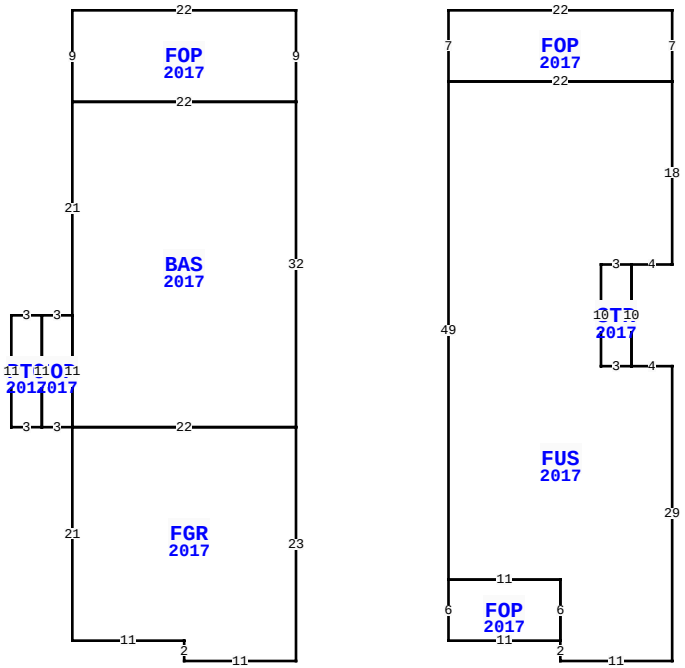
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	2017	704	116,797
FGR	484	55	2017	266	44,131
FOP	66	30	2017	20	3,318
FOP	154	30	2017	46	7,632
FOP	198	30	2017	59	9,789
FUS	1,126	100	2017	1,126	186,811
PTO	33	5	2017	2	332
STR	30	10	2017	3	498
UOP	33	20	2017	7	1,162
TOTALS	2,828			2,233	370,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,233	164.1578	172.37	384,902	2017	2017	0	0	0	3.75	96.25

1 TOWNHOUSE 100% - 2018 Heated Area: 1830 HX Base Yr 2018



732 KINGFISHER WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		370,468
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		297,500
TOTAL MARKET VALUE		669,908
SOH/AGL Deduction		257,239
ASSESSED VALUE		412,669
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		361,258
TOTAL JUST VALUE		669,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163238	NEW CONSTR	247,437	11/23/2016
20163256	NEW CONSTR	247,347	11/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/0992	6/14/2018	WD	U	I	11	100
GRANTOR: HEAD STEPHAN						
GRANTEE: HEAD STEPHAN LIVING						
2184/0279	3/12/2018	WD	U	I	11	100
GRANTOR: STEVE HEAD CONSTRUCTI						
GRANTEE: HEAD STEPHAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W22 S9 BAS=[YR=2017] S21 UOP=[YR=2017] W3 PTO=[YR=2017] W3 S11 E3 N11$ S11 E3 N11$ S11 FGR=[YR=2017] S21 E11 S2 E11 N23 W22$ E22 N32 W22 $ E22 N9$ PTR=E15 FOP=[YR=2017] E22 S7 FUS=[YR=2017] S18 W4 STR=[YR=2017] W3 S10 E3 N10$ S10 E4 S29 W11 N2 FOP=[YR=2017] W11 N6 E11 S6$ N6 W11 N49 E22$ W22 N7$ 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	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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	0003	R-2	30.00	110.00	1.00	LT		1.00	1.00	0.85	350,000.00	297,500.00	297,500							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500 PRINTED 07/09/2026 BY SYS