



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	782	100	2017	782	248,009
FGR	280	55	2017	154	48,841
FGR	378	55	2017	208	65,966
FOP	216	30	2017	65	20,614
FOP	360	30	2017	108	34,252
FUS	835	100	2017	835	264,818
FUS	1,440	100	2017	1,440	456,692
PTO	216	5	2017	11	3,488
PTO	360	5	2017	18	5,709
STR	48	10	2017	5	1,585
TOTALS	4,915			3,626	149,976

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	0860	POOL/SPA

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,626	197.9820	328.65	1,191,685	2017	2017	0	0	3.50	96.50
1 SFR CUST 100% - 2026 Heated Area: 3057 HX Base Yr											
738 KINGFISHER WAY, FERNANDINA BEACH											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	100	2017

TOTAL OB/XF											
L N	USE CODE	CLS	RES	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-2	60.00	110.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,149,976	
TOTAL MARKET OB/XF VALUE		47,500	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		1,547,476	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,547,476	
TOTAL EXEMPTION VALUE		13	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,547,476	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		937,052	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162703	CO ISSUED	0	06/02/2017
20160269	SWIM POOL	35,000	01/30/2017
20162703	NEW CONSTR	344,539	10/03/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2827/212	11/03/2025	WD	Q	I	02
GRANTOR: BOCIAN JAMES R & KRIS					
GRANTEE: MORGAN PATRICK HARR					
2053/1662	6/15/2016	WD	Q	V	01
GRANTOR: OSPREY DEVELOPMENT CO					
GRANTEE: BOCIAN JAMES R					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2017] W36 S10 BAS=[YR=2017] S13 FGR=[YR=2017] S27 PTO=[YR=2017] S6 E36 N6 FGR=[YR=2017] N20 W14 S20 E14\$ W36\$ E14 N27 W14\$ E14 S27 E8 N20 E14 N20 W36\$ E36 N10\$ PTR=E15 STR=[YR=2017] E16 S3 FOP=[YR=2017] E21 S10 FUS=[YR=2017] S40 FOP=[YR=2017] S6 W36 N6 E36\$ W36 N40 E36\$ W36 N10 E15\$ W16 N3\$ W15\$ PTR=E65 FUS=[YR=2017] E6 N13 E16 S13 E7 S15 W7 S12 W16 N12 W6 N15\$ W65\$.											