



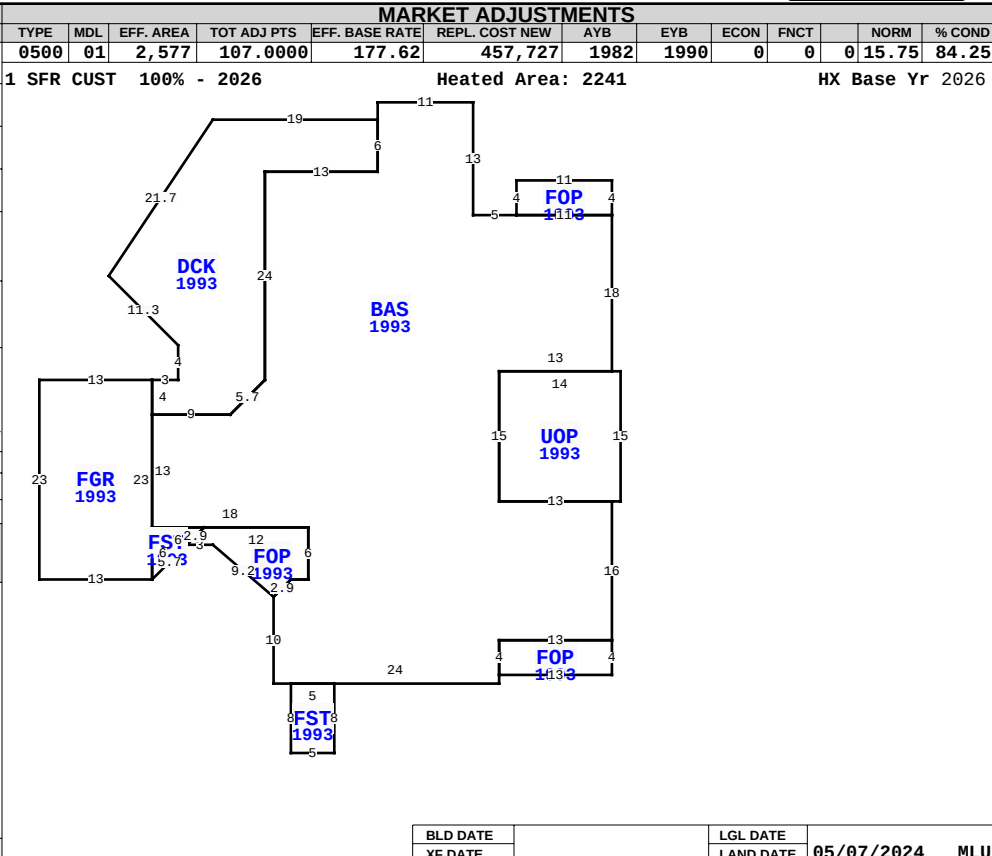
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,241	100	1993	2,241	335,354
DCK	490	10	1993	49	7,332
FGR	299	55	1993	164	24,542
FOP	44	30	1993	13	1,945
FOP	52	30	1993	16	2,394
FOP	65	30	1993	20	2,993
FST	18	55	1993	10	1,496
FST	40	55	1993	22	3,292
UOP	210	20	1993	42	6,285
TOTALS	3,459			2,577	385,635

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00
2	1126	CB/STC 8"	0	100	0	0		99.00	SF 8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
13 BELTED KINGFISHER, FERNANDINA BEACH									

TOTAL OB/XF									
1,187									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 5	Tax Dist:								
BUILDING MARKET VALUE	385,635								
TOTAL MARKET OB/XF VALUE	1,187								
TOTAL LAND VALUE - MARKET	450,000								
TOTAL MARKET VALUE	836,822								
SOH/AGL Deduction	0								
ASSESSED VALUE	836,822								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	785,411								
TOTAL JUST VALUE	836,822								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	829,900								

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2582/1170	8/02/2022	WD	Q	I	01	850,000	
GRANTOR: DONALDSON ALAN E							
GRANTEE: KAHN JOHN EMMANUEL							
0769/1052	8/28/1996	WD	U	I	08	200,000	
GRANTOR: TROWBRIDGE ALLEN H &							
GRANTEE: DONALDSON ALAN E &							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1993] W11 S4 BAS=[YR=1993] W5 N13 W11 S2 DCK=[YR=1993] W19 D18 L12 D8 R8 S4 W3 FGR=[YR=1993] W13 S23 E13 FST=[YR=1993] U4 R4 FOP=[YR=1993] E3 D6 R7 U2 R2 E2 N6 W12 D2 L2 \$ U2 R2 W6 S6\$ N23\$ S4 E9 U4 R4 N24 E13 N6\$ S6 W13 S24 D4 L4 W9 S13 E18 S6 W2 D2 L2 S10 E2 FST=[YR=1993] S8 E5 N8 W5\$ E24 N1 FOP=[YR=1993] E13 N4 W13 S4\$ N4 E13 N16 UOP=[YR=1993] E1 N15 W14 S15 E13\$ W13 N15 E13 N18 W11\$ E11 N4\$.									