LOTS 25 26 & 27
FIVE POINTS 2 PB 3/35

MCALLISTER GUY F & BRENDA T
PO BOX 15625
FERNANDINA BEACH, FL 32035

2023

00-00-30-024B-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

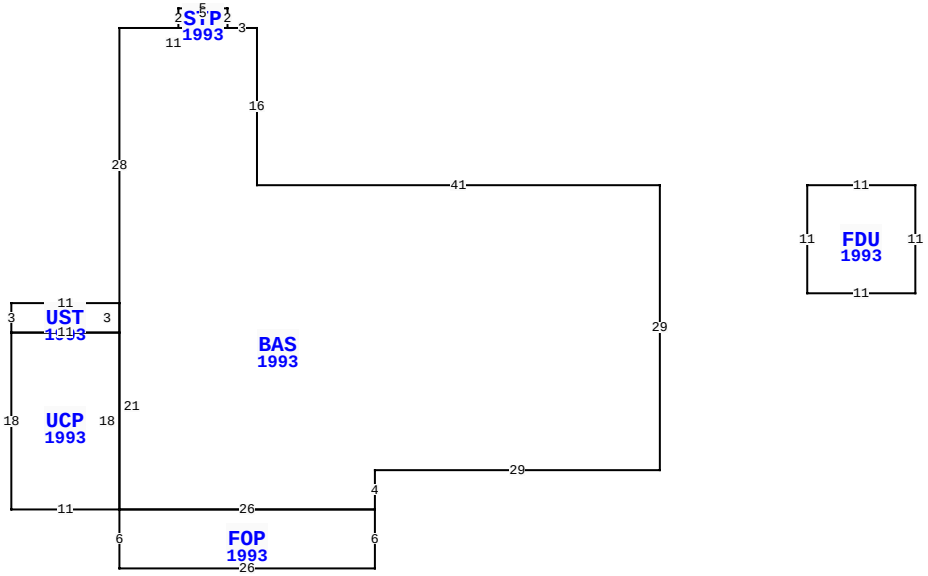
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	1,923	145,324
FDU	121	65	79	5,970
FOP	156	30	47	3,552
STP	10	10	1	76
UCP	198	20	40	3,023
UST	33	45	15	1,134
TOTALS	2,441		2,105	159,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,105	106.0000	95.66	201,364	1955	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1923 HX Base Yr 2021



2165 SUSAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		159,078
TOTAL MARKET OB/XF VALUE		27,833
TOTAL LAND VALUE - MARKET		207,600
TOTAL MARKET VALUE		394,511
SOH/AGL Deduction		87,444
ASSESSED VALUE		307,067
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		257,067
TOTAL JUST VALUE		394,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002404	DEMOLITION	0	02/11/2022
22002405	NEW CONSTR	360,582	02/11/2022
R1213098	ROOF	4,000	08/01/2012
6601	GARAGE	12,240	07/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/0332	9/03/2020	WD	U	I	30	156,000
GRANTOR: THOMAS GERALD L & TRA						
GRANTEE: MCALLISTER GUY F &						
2253/1075	2/04/2019	WD	U	I	11	100
GRANTOR: THOMAS NORA F						
GRANTEE: MCALLISTER BRENDA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 N16 W3 STP=[YR=1993] N2 W5 S2 E5$ W11 S28 UST=[YR=1993] W11 S3UCP=[YR=1993] S18 E11 FOP=[YR=1993] S6 E26 N6 W26$N18 W11$E11 N3$ S21 E26 N4 E29 N29 $ PTR= E15 FDU=[YR=1993] E11S11W11N11 $ 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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1986	1986	3	20	257	
2	0812	CONCRETE C	0	100	0	0	2,543.00	SF	4.00	4.00	100	1990	1990	3	62	6,307	
3	0511	GARAGE CB-	0	100	26	30	780.00	SF	40.00	40.00	100	1990	1990	3	62	19,344	
4	0811	CONCRETE B	0	100	0	0	597.00	SF	5.20	5.20	100	1990	1990	3	62	1,925	

LAND DESCRIPTION

TOTAL OB/XF 27,833

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	SFR	100		RM	173.00	290.00	173.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	207,600							

REVIEW DATE 05/17/2022 BY HS Total Acres: 0.00 Total Land Value: 207,600 Market: 0 Agricultural: 0 Common: 207,600 PRINTED 08/02/2023 BY SYS