

LOT 36
IN OR 700/872
ISLAND GROVE PHASE 1 PB 5/44

MCGOWAN LISA D
2106 JEKYLL CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0036-0000



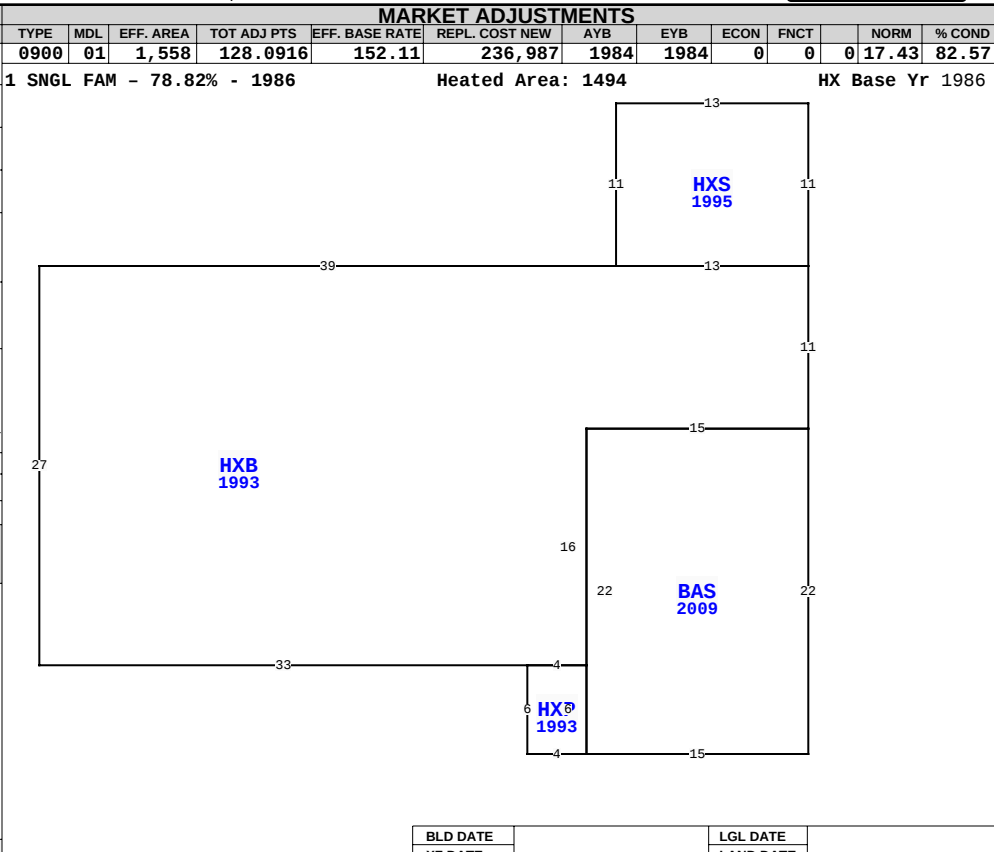
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	14	WD SHINGLE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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	06	Quality Level 06
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	330	100	330	41,447
HXB	1,164	100	1,164	146,195
HXP	24	30	7	879
HXS	143	40	57	7,159
TOTALS	1,661		1,558	195,680

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	47	8	376.00	SF	6.50	6.50	1,149
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	73
3	0845	KOOL DECK	0	100	0	0	780.00	SF	7.25	7.25	2,941
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	2,030
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	7,650
6	0471	VINYL FNC	0	100	0	0	37.00	LF	32.00	32.00	876

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	RS-2	0.00	0.00	1.00	LT	



2106 JEKYLL CT, FERNANDINA BEACH

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

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	0810	CONCRETE A	0	100	47	8	376.00	SF	6.50	6.50	100	1984	1984	3	47	1,149	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	1984	1984	3	47	73	
3	0845	KOOL DECK	0	100	0	0	780.00	SF	7.25	7.25	100	1986	1986	3	52	2,941	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1986	1986	3	20	7,650	
6	0471	VINYL FNC	0	100	0	0	37.00	LF	32.00	32.00	100	2007	2007	3	74	876	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	RS-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,558	128.0916	152.11	236,987	1984	1984	0	0	0 17.43	82.57
1 SNGL FAM - 78.82% - 1986											
Heated Area: 1494											
HX Base Yr 1986											
TOTAL OB/XF 14,719											
TOTAL ADJ 110,000											
Market: 0											
Agricultural: 0											
Common: 110,000											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE											
HX HB											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
330,132											

BUILDING DIMENSIONS							
HXS=[YR=1995] W13 S11 HXB=[YR=1993] W39 S27 E33 HXP=[YR=1993] S6 E4 BAS=[YR=2009] E15 N22 W15 S22 \$ N6 W4 \$ E4 N16 E15 N11 W13 \$ E13 N11 \$.							