LOT 28 & S1/2 OF LOT 26 IN
OR 2032/1189 OF RAYON TERRACE
PBK 3/31 & PT LOT 46 IN

WHISENHUNT JACK MCKEE JR
3871 LOCKLEAR WAY
ATLANTA, GA 30360

2023

00-00-30-0540-0026-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,169
TOTAL LAND VALUE - MARKET	78,750
TOTAL MARKET VALUE	89,919
SOH/AGL Deduction	19,864
ASSESSED VALUE	70,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,055
TOTAL JUST VALUE	89,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20216748	DEMOLITION	0	07/01/2021
B940201	REPAIR/RRF	3,950	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2055/1762	6/27/2016	WD	U	I	37	100
GRANTOR: ROLAND BILLY C						
GRANTEE: WHISENHUNT JACK MCK						
2032/1189	3/07/2016	SW	U	I	18	75,900
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: WHISENHUNT JACK						

2156 RAYON RD, FERNANDINA BEACH

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

BUILDING NOTES

BUILDING DIMENSIONS

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
2	0812	CONCRETE C	0	0	0	0	3,878.00	SF	4.00	4.00	100	1995	1995	3	72	11,169	

LAND DESCRIPTION

TOTAL OB/XF 11,169

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	000000	C	VAC RES	0		RS-2	75.00	152.00	75.00	FF		1.00	1.00	1.05	1,000.00	1,050.00	78,750							

REVIEW DATE 11/30/2021 BY RK Total Acres: 0.00 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 08/02/2023 BY SYS