

MCCARTHY DANIEL JR & LAUREN
891 NISSEN DRIVE
FERNANDINA BEACH, FL 32034



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 90

Interior Floo

11

CLAY TILE 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3 100

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

2021.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,544

100

2,544

198,170

FGR

576

55

317

24,694

FOP

48

30

14

1,091

FOP

149

30

45

3,506

TOTALS

3,317

2,920

227,459

EXTRA FEATURES

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1983

1983

3

56

1,960

2

0811

CONCRETE B

0 100

0

0

912.00

SF

5.20

5.20

100

1983

1983

3

44

2,087

3

0858

SCULP CONC

0 100

0

0

252.00

SF

13.00

13.00

100

1983

1983

3

80

2,621

4

0810

CONCRETE A

0 100

35

3

105.00

SF

6.50

6.50

100

1983

1983

3

44

300

5

0940

SHEDS/PORT

0 100

12

12

144.00

SF

20.10

20.10

100

2000

2000

3

20

579

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

RS-2

142.00

153.00

1.00

LT

1.00

1.00

1.00

105,000.00

105,000.00

105,000

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,920

103.6820

93.57

273,224

1983

1983

0

0

0

16.75

83.25

1 SINGLE FAM - 100% - 0

Heated Area: 2544

HX Base Yr

AREA

VALUE

DATE

BAS

1993

FGR

1993

FOP

1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

8

VALUATION SUMMARY

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

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

227,459

7,547

105,000

340,006

167,319

172,687

50,000

122,687

340,006

0

336,954

PERMIT NUM

DESCRIPTION

AMT

ISSUED

M1318509

H/AC

0

07/01/2013

B24916

REPAIR/RRF

13,900

07/01/2011

5631

GARAGE

9,792

04/11/1989

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2457/1659

4/26/2021

WD

U

I

11

50,000

GRANTOR: MCCARTHY DANIEL JR &

GRANTEE: MCCARTHY DANIEL JR

0660/0833

6/04/1992

WD

Q

I

121,000

GRANTOR: KOLCZYNSKI LEONARD

GRANTEE: MCCARTHY DANIEL JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FOP=[YR=1993] N12 W4 S12 E4\$ W4 N12 W18
S12 W23 FGR=[YR=1993] W24 S24 E24 N24 \$ S36 E23 FOP=[YR=1993]
S7 E19 N13 W5 S6 W3 D2 L2 W5 U2 L2 W2\$ E2 D2 R2 E5 U2
R2 E3 N6 E5 S2 E26 N32\$.

REVIEW DATE

05/23/2018

BY

DJ

Total Acres: 0.00

Total Land Value: 105,000

Market: 0

Agricultural: 0

Common: 105,000

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