

UNIT 5M &
F/K/A CARPORT UNIT I-64
N/K/A PARKING UNIT I-64

MCDONALD JOHN J & LISA J
5322 LINDSAY LN
SCHNECKSVILLE, PA 18078

2023

00-00-31-1030-005M-0000

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		5 100	1030000		0				1974	1974	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											
Location	INTERIOR	INTERIOR 100												SQFT=1130
View Lump Sum	OCEAN	OCEAN 100												HX Base Yr
Desirable	5TH FLOOR	5TH FLOOR 100												
Balcony	FOP/PATIO	FOP/PATIO 100												
Parking	OPEN SPC	1 OPEN SPC 100												
Bedrooms		2 100												
Bathrooms		2 100												
Oth Rooms		2 100												
Quality		03 Quality Level 03												
DOR CODE		0400 CONDOMINIUM												
MAP NUM			MKT AREA											01
NEIGHBORHOOD/LOC		1065.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS		0	0											

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		536,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		536,000
SOH/AGL Deduction		30,000
ASSESSED VALUE		506,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		506,000
TOTAL JUST VALUE		536,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B041607	REPAIR/RRF	3,000	09/08/2004
B040224	REMODEL	1,000	02/10/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/1913	11/02/2021	WD	Q	I	01	528,000
GRANTOR: BUTLER LIVING TRUST						
GRANTEE: MCDONALD JOHN J & L						
1765/1653	11/21/2011	WD	Q	I	05	230,000
GRANTOR: HOOPER WILLIAM J JR &						
GRANTEE: BUTLER GORDON M JR						

EXTRA FEATURES															BLD DATE		LGL 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	XF DATE	LAND DATE	AG DATE
3350 S FLETCHER AV, FERNANDINA BEACH																			

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV