BLOCK 3 LOT 6
IN OR 1776/1885
BUCKS FDNA BEACH 2 PB 3/17

MCCALLUM R STEVE &/BELL SHERRY MEE
3201 GAZEBO POINT WAY
KNOXVILLE, TN 37920

2023

00-00-31-114B-0003-0060

BUILDING CHARACTERISTICS

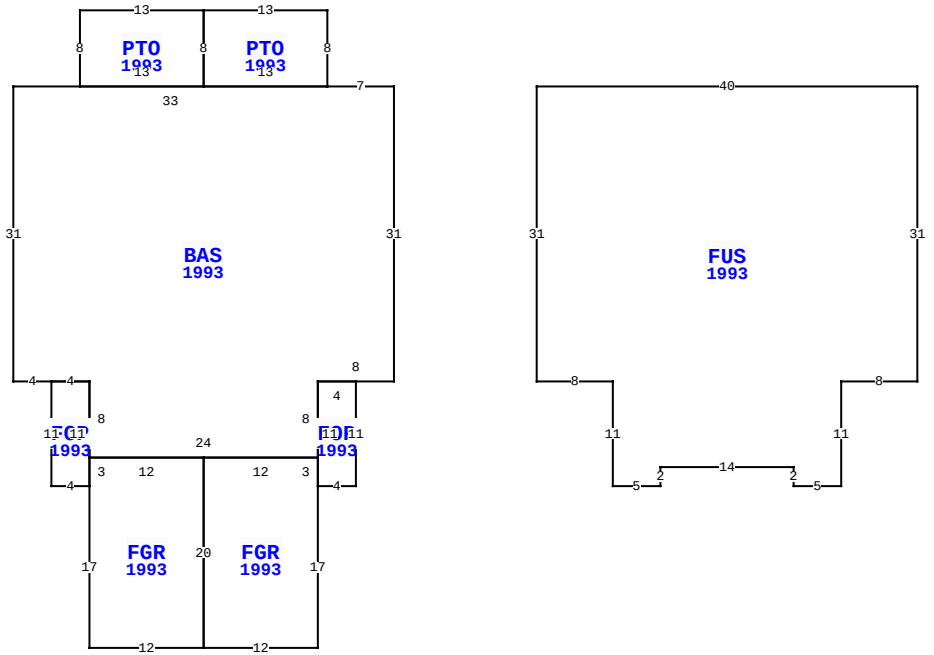
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	1,432	141,179
FGR	240	55	132	13,013
FGR	240	55	132	13,013
FOP	44	30	13	1,281
FOP	44	30	13	1,281
FUS	1,476	100	1,476	145,517
PTO	104	5	5	493
PTO	104	5	5	493
TOTALS	3,684		3,208	316,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,208	98.0720	116.95	375,176	1989	1989	0	0	0	15.70	84.30

1 DUPLEX – 0% - 0 Heated Area: 2908 HX Base Yr



2646 1ST AVE, FERNANDINA BEACH

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

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	0812	CONCRETE C	0	0	0	0	1,559.00	SF	4.00	4.00	100	1989	1989	3	59.5	3,710	
2	1242	WD DECK A	0	0	0	0	88.00	SF	15.00	15.00	100	2015	2015	3	74	977	
3	1242	WD DECK A	0	0	0	0	63.00	SF	10.00	10.00	100	2015	2015	3	74	466	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	316,273
TOTAL MARKET OB/XF VALUE	5,153
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	521,426
SOH/AGL Deduction	153,576
ASSESSED VALUE	367,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,850
TOTAL JUST VALUE	521,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	454,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142608	OBSSDEK	5,000	12/11/2014
20061719	REPAIR/RRF	8,250	07/21/2006
B003210	REPAIR/RRF	540	06/12/2000
1004	H/AC	4,000	12/20/1988
2292	NEW CONSTR	4,000	12/20/1988
1298	NEW CONSTR	4,825	12/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1776/1885	1/27/2012	WD	U	I	30	125,000
GRANTOR: MCCALLUM R STEVE & SH						
GRANTEE: MCCALLUM R STEVE &						
1505/0045	6/11/2007	WD	U	I	12	481,800
GRANTOR: ISHAM CAROL L						
GRANTEE: MCCALLUM R STEVE ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 PTO=[YR=1993] N8 W13 PTO=[YR=1993] W13 S8 E13 N8 $ S8 E13 $ W33 S31 E4 FOP=[YR=1993] S11 E4 FGR=[YR=1993] S17 E12 FGR=[YR=1993] E12 N17 FOP=[YR=1993] E4 N11 W4 S11 $ N3 W12 S20 $ N20 W12 S3 $ N11 W4 $ E4 S8 E24 N8 E8 N31 $ PTR= E15 FUS=[YR=1993] E40 S31 W8 S11 W5 N2 W14 S2 W5 N11 W8 N31 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 5,153

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	000800	C	MULTI-FAM	0			50.00	115.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 03/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS