

LOT 20
IN OR 1851/1001
OCEAN CAY PB 6/166

MCLEAN DUNCAN G & KATHLEEN A
412 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0020-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	23 REINF CONC 30
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 50
Interior Floo	15 HARDTILE 50
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
Occupancy	00 NONE 100

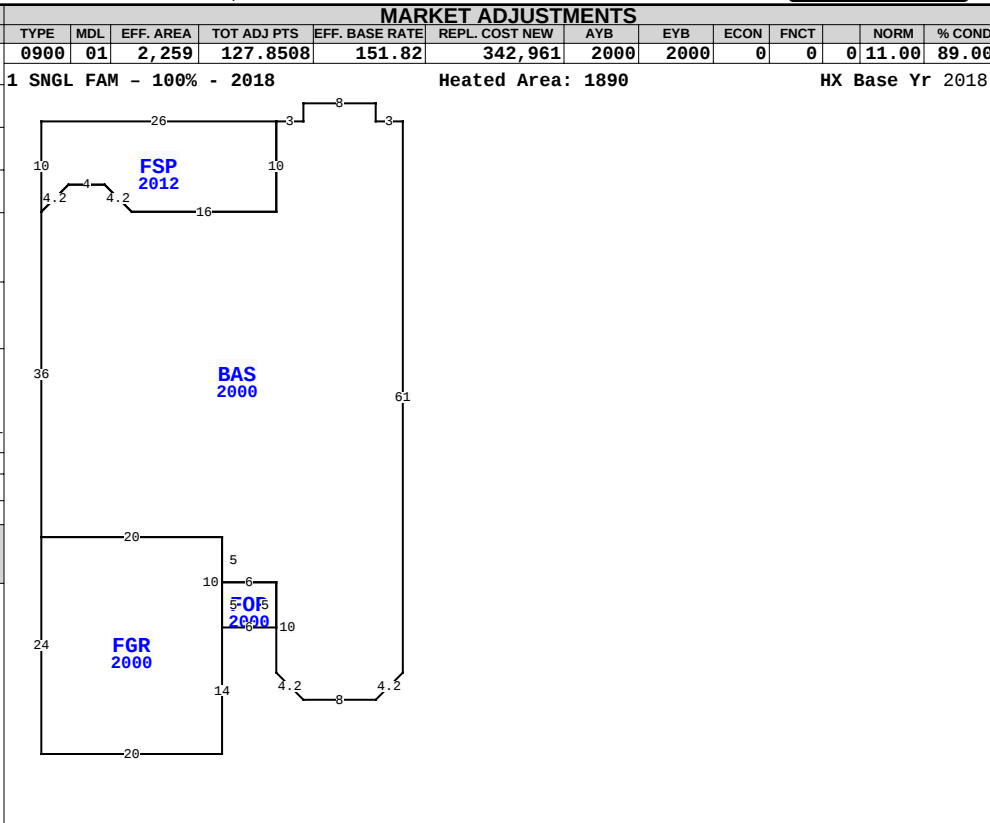
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01

NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	255,377
FGR	480	55	264	35,671
FOP	30	30	9	1,216
FSP	239	40	96	12,972

TOTALS	2,639	2,259	305,235
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	100	4	3	12.00	SF	15.00
3	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00
4	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50
5	0810	CONCRETE A	0	100	0	0	121.00	SF	6.50



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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	1242	WD DECK A	0	100	4	3	12.00	SF	15.00	15.00	100	2000	2000	3	20	36	
3	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2000	2000	3	80	205	
4	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	100	2000	2000	3	80	2,496	
5	0810	CONCRETE A	0	100	0	0	121.00	SF	6.50	6.50	100	2000	2000	3	80	629	

LAND DESCRIPTION										TOTAL OB/XF							6,341	
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	L VA	
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	185,000.00	203,500.00		
REVIEW DATE		07/13/2018		BY	DJX		Total Acres: 0.00		Total Land Value: 203,500				Market: 0		Agricultural: 0			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		305,235	
TOTAL MARKET OB/XF VALUE		6,341	
TOTAL LAND VALUE - MARKET		203,500	
TOTAL MARKET VALUE		515,076	
SOH/AGL Deduction		174,243	
ASSESSED VALUE		340,833	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		290,833	
TOTAL JUST VALUE		515,076	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		521,926	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002640	NEW CONSTR	200,000	04/04/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1851/1001	4/17/2013	WD	Q	I	02	311,000
GRANTOR: BRUNER DANIEL L & LAU						
GRANTEE: MCLEAN DUNCAN G & K						
1194/1786	12/11/2003	WD	Q	I		279,900
GRANTOR: COOPER ANITA S						
GRANTEE: BRUNER DANIEL L & L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W3 N2 W8 S2 W3 FSP=[YR=2012] W26 S10 R3 U3 E4 R3 D3 E16 N10 \$ S10 W16 L3 U3 W4 D3 L3 S36 FGR=[YR=2000] S24 E20 N14 FOP=[YR=2000] E6 N5 W6 S5 \$ N10 W20 \$ E20 S5 E6 S10 R3 D3 E8 R3 U3 N61 \$.									