

LOT 53
IN OR 1637/1496
OCEAN CAY PB 6/166

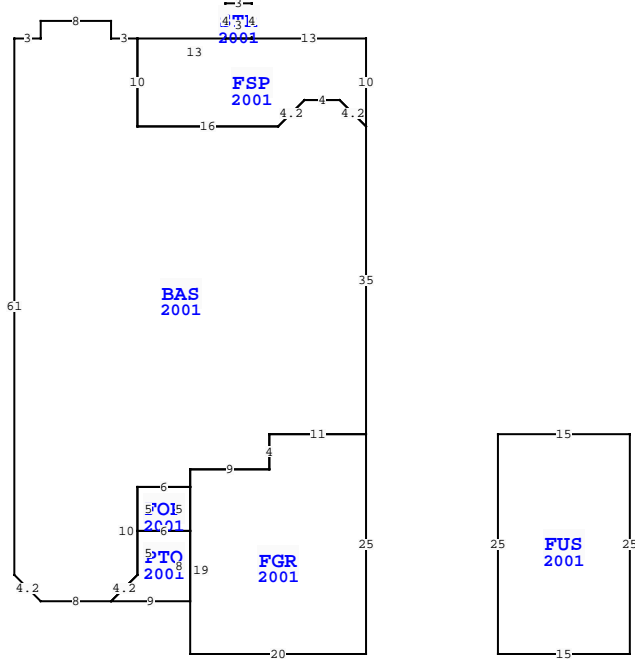
MCGRUTHER KENNETH R TRUST/MCGRUTHER KENNETH R TRUS
409 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0053-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,906	100	1,906
FGR	464	55	255
FOP	30	30	9
FSP	239	40	96
FUS	375	100	375
PTO	53	5	3
STR	12	10	1
TOTALS	3,079		2,645

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,645	122.9184	145.97	386,091	2001	2001	0	0	10.50	89.50
1 SNGL FAM - 100% - 2009 Heated Area: 2281 HX Base Yr 2009											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			345,551
TOTAL MARKET OB/XF VALUE			11,763
TOTAL LAND VALUE - MARKET			203,500
TOTAL MARKET VALUE			560,814
SOH/AGL Deduction			254,711
ASSESSED VALUE			306,103
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			256,103
TOTAL JUST VALUE			560,814
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			566,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080456	H/AC	4,350	03/20/2008
2003067	NEW CONSTR	225,880	05/25/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1637/1496	8/27/2009	WD	U	I	30	100
GRANTOR: MCGRUTHER KENNETH R						
GRANTEE: MCGRUTHER KENNETH R						
1585/1120	9/17/2008	WD	Q	I		429,000
GRANTOR: LONG LAMBERT G & CATH						
GRANTEE: MCGRUTHER KENNETH R						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2001
2	1126	CB/STC 8"	0	100	8	32.00	SF	8.00	8.00	100	2001
3	0810	CONCRETE A	0	100	26	416.00	SF	6.50	6.50	100	2001
4	0810	CONCRETE A	0	100	12	36.00	SF	6.50	6.50	100	2001
5	0810	CONCRETE A	0	100	3	9.00	SF	6.50	6.50	100	2001
6	0858	SCULP CONC	0	100	0	485.00	SF	13.00	13.00	100	2001
7	1242	WD DECK A	0	100	8	32.00	SF	15.00	15.00	100	2001

TOTAL OB/XF												11,763												
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
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	185,000.00	203,500.00	203,500							

BUILDING NOTES											
BUILDING DIMENSIONS											
FSP=[YR=2001] W13 STR=[YR=2001] N4W3S4E3\$ W13 BAS=[YR=2001] W3 N2 W8S2 W3 S61 D3 R3 E8 PTO=[YR=2001] E9N8FOP=[YR=2001] N5W6S5E6\$ W6S5 D3 L3 \$ U3 R3 N10 E6FGR=[YR=2001] S19E20N25 W11S4 W9S2\$ N2E9N4E11N35 U3 L3 W4 D3 L3 W16N10\$ S10E16 U3 R3 E4 D3 R3 N10\$ PTR= E15S45 FUS=[YR=2001] S25 E15 N25 W15 \$ N45W15 \$.											

REVIEW DATE 07/13/2018 BY DJX																											
Total Acres: 0.00												Total Land Value: 203,500					Market: 0					Agricultural: 0			Common: 203,500		