BLOCK 141 LOT 4
IN OR 1950/1823
CITY OF FDNA BEACH

MCCROSKEY BROC G
6202 15TH ST NE
EAST CANTON, OH 44730

2023

00-00-31-1800-0141-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

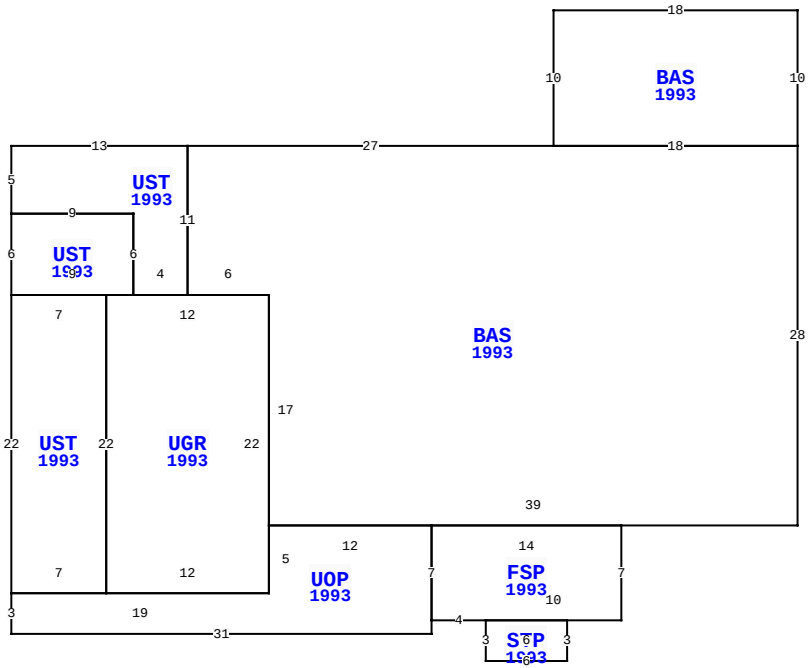
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	180	13,537
BAS	1,158	100	1,158	87,090
FSP	98	40	39	2,933
STP	18	10	2	150
UGR	264	45	119	8,950
UOP	153	20	31	2,331
UST	54	45	24	1,805
UST	89	45	40	3,009
UST	154	45	69	5,189
TOTALS	2,168		1,662	124,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,662	98.3250	88.74	147,486	1946	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 1338 HX Base Yr



530 S 7TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	124,994
TOTAL MARKET OB/XF VALUE	2,878
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	527,872
SOH/AGL Deduction	194,175
ASSESSED VALUE	333,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,697
TOTAL JUST VALUE	527,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102123	H/AC	3,900	12/13/2010
20101988	REPAIR PORCH ROOF	400	11/17/2010
20081315	REROOF W/30YR SHN	7,000	08/20/2008
7834	VINYL SIDING	750	07/30/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1950/1823	12/04/2014	WD	Q	I	02	152,000
GRANTOR: MCCROSKEY WILLIAM A &						
GRANTEE: MCCROSKEY BROC G						
1844/1698	3/08/2013	WD	Q	I	02	147,000
GRANTOR: DAVIS DANNIE DUANE TR						
GRANTEE: MCCROSKEY WILLIAM A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S10 BAS=[YR=1993] W27 UST=[YR=1993] W13 S5 UST=[YR=1993] S6 UST=[YR=1993] S22 UOP=[YR=1993] S3 E31 N1 FSP=[YR=1993] E4 STP=[YR=1993] S3 E6 N3 W6 $ E10 N7 W14 S7 $ N7 W12 S5 W19 $ E7UGR=[YR=1993] E12 N22 W12 S22 $ N22W7 $ E9 N6 W9 $ E9 S6 E4 N11 $S11 E6 S17 E39 N28 W18 $ E18 N10 $.

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	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	100	2000	2000	3	20	780	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	
4	0810	CONCRETE A	0	0	28	4	112.00	SF	6.50	6.50	100	1946	1946	3	20	146	
6	1242	WD DECK A	0	0	22	14	308.00	SF	10.00	10.00	100	2008	2008	3	40	1,232	

LAND DESCRIPTION

TOTAL OB/XF 2,878

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	000100	C	SFR	0	0006	MU-8	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 09/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS