

MM VIEW LLC
96972 BLACKROCK RD
YULEE, FL 32097

00-00-31-1800-0216-09B2

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

07

Roof Structur

03

Roof Cover

03

Interior Wall

05

Interior Floor

08

Air Condition

03

Heating Type

04

Bedrooms

3

Bathrooms

2

Frame Stories

1

Units

0

BUD8 Adjustme

02

Occupancy

00

Quality

02

DOR CODE

0100

MAP NUM

NEIGHBORHOOD/LOC

1009.00

TOTALS

1,256

EXTRA FEATURES

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

0810

CONCRETE A

0

0

0

0

SF

6.50

6.50

100

2008

2008

3

90

2,246

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

00006

R-2

43.00

100.00

43.00

FF

1.00

1.00

1.00

2,000.00

2,000.00

86,000

REVIEW DATE

05/28/2019

BY

DJA

Total Acres:

0.00

Total Land Value:

86,000

Market:

0

Agricultural:

0

Common:

86,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,102

100.7000

90.88

100,150

1955

1985

0

0

26.00

74.00

1 SINGLE FAM - 0% - 0

Heated Area: 986

HX Base Yr

BLD DATE

04/02/2014

KK

LGL DATE

XF DATE

INC DATE

LAND DATE

AG DATE

226 DIVISION ST, FERNANDINA BEACH

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

986

100

986

66,310

FSP

132

40

53

3,565

FST

110

55

60

4,035

STR

28

10

3

202

22

34

34

26

6

6

8

4

4

7

14

22

11

11

10

10

7

11

3

FST

1993

BAS

1993

FSP

1993

STR

1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

74,111

2,246

86,000

162,357

3,700

158,657

0

158,657

162,357

0

144,234

PERMIT NUM

DESCRIPTION

AMT

ISSUED

7951

REPAIR/RRF

700

10/27/1993

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2535/1994

9/09/2021

WD

U

I

11

100

GRANTOR: MITCHELL GLYNN

GRANTEE: MM VIEW LLC

1185/1178

10/31/2003

WD

Q

I

55,000

GRANTOR: TRAEYE CYRIL A & MIRI

GRANTEE: MITCHELL GLYNN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FST=[YR=1993] N10 W11 S10 E11 \$ W22 S34 E3
FSP=[YR=1993] S6 E8 STR=[YR=1993] S4E7N4W7\$E14 N6 W22 \$ E26
N34 \$.