BLOCK 216 SUB W1/2 OF A OF 10
IN OR 1729/755 & OR 1729/861
CITY OF FDNA BEACH

MCDONALD-PINKETT SHELLY R
8103 CEDARGATE PL
GLENN DALE, MD 20769

2023

00-00-31-1800-0216-10A2

BUILDING CHARACTERISTICS

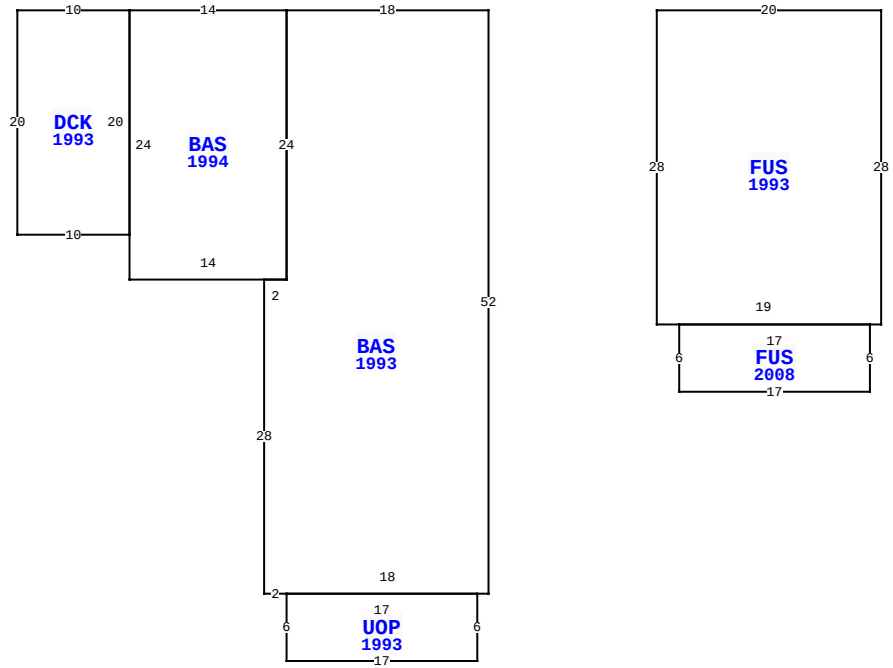
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	992	100	992	67,870
BAS	336	100	336	22,988
DCK	200	10	20	1,369
FUS	560	100	560	38,313
FUS	102	100	102	6,979
UOP	102	20	20	1,369
TOTALS	2,292		2,030	138,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,030	95.0600	85.79	174,154	1930	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 0% - 0 Heated Area: 1990 HX Base Yr



1202 BEECH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,888
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	93,000
TOTAL MARKET VALUE	231,888
SOH/AGL Deduction	59,594
ASSESSED VALUE	172,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,294
TOTAL JUST VALUE	231,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080227	METAL ROOF	7,200	02/15/2008
20062438	DOORS & WOOD ROT	1,000	11/01/2006
20061943	200 AMP SERVICE R	800	08/18/2006
7910	ADDITION	9,890	09/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1729/0861	3/17/2011	QC	U	I	11	100
GRANTOR: KEGLER BIN L ETAL						
GRANTEE: MCDONALD-PINKETT SH						
1729/0755	3/17/2011	QC	U	I	11	100
GRANTOR: KEGLER BING L						
GRANTEE: HILDEBRAND ZELL K E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 BAS=[YR=1994] W14 DCK=[YR=1993] W10 S20 E10 N20 $ S24 E14 N24 $ S24 W2 S28 E2 UOP=[YR=1993] S6 E17 N6 W17 $ E18 N52 $ PTR= E15 FUS=[YR=1993] E20 S28 W1 FUS=[YR=2008] S6 W17 N6 E17 $ W19 N28 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	R-2	50.00	86.00	50.00	FF		1.00	1.00	0.93	2,000.00	1,860.00	93,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 08/02/2023 BY SYS