

MCDONALD ZELL GLORIA KEGLER
2915 PARK SQ PL
FERNANDINA BEACH, FL 32034

00-00-31-1800-0216-10B1

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTIONTYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

Exterior Wall16WD FR STUC 800100011,712112.8000101.80174,282190819800023.0077.00

Exterior Wall19COMMON BRK 201SINGLE FAM - 0% - 0Heated Area: 1580HX Base Yr

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1009.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS1,5801001,580123,850

FOP20306470

UGR280451269,877

MARKET ADJUSTMENTS

TOTAL OB/XF3,057

LAND DESCRIPTIONTOTAL OB/XF3,057

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSTUNITYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1000100CSFR0000644.00100.0044.00FF1.001.001.002,000.002,000.0088,000

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE134,197

TOTAL MARKET OB/XF VALUE3,057

TOTAL LAND VALUE - MARKET88,000

TOTAL MARKET VALUE225,254

SOH/AGL Deduction45,260

ASSESSED VALUE179,994

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE179,994

TOTAL JUST VALUE225,254

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE205,778

Sales Data

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

1342/05598/16/2005QC U I 01100

GRANTOR:MCDONALD ZELL GLORIA

GRANTEE:PINKETT SHELLEY R MC

0616/04441/07/1991QC U I 07100

GRANTOR:HARVEY CLARENCE & L

GRANTEE:MCDONALD ZELL G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S14 W8 S19 E6 S15 E15 FOP=[YR=1993] E4

UGR=[YR=1993] S15 E14 N20 W14 S5 \$ N5 W4 S5 \$ N5 E18 N43 \$.

REVIEW DATE05/28/2019BYDJATotal Acres: 0.00Total Land Value: 88,000Market: 0Agricultural: 0Common: 88,000PRINTED 08/02/2023 BY SYS