BLOCK 216 SUB S1/2 OF B OF 10
(EX N 1 FT)
IN OR 2080/1055

MCDONALD-PINKETT SHELLY
8103 CEDARGATE RD
GLENDALE, MD 20769

2023

00-00-31-1800-0216-10B2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

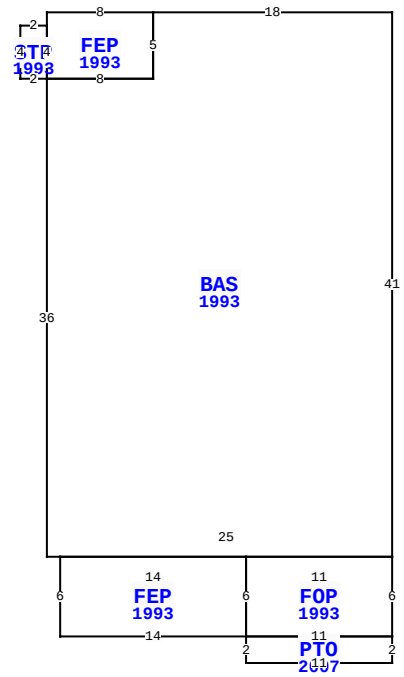
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,026	100	1,026	94,832
FEP	40	80	32	2,958
FEP	84	80	67	6,193
FOP	66	30	20	1,848
PTO	22	5	1	92
STP	8	10	1	92
TOTALS	1,246		1,147	106,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,147	120.8400	109.06	125,092	1950	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 1026 HX Base Yr



216 DIVISION ST, FERNANDINA BEACH

BLD DATE	04/02/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	106,015
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	190,015
SOH/AGL Deduction	42,926
ASSESSED VALUE	147,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,089
TOTAL JUST VALUE	190,015
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040780	CHNGE SRVC	1,000	04/22/2004
2338	CHNGE SRVC	250	02/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2080/1055	10/25/2016	QC	U	I	11	90,000
GRANTOR: HILDEBRAND ZELL G						
GRANTEE: MCDONALD-PINKETT SH						
1718/0533	1/05/2011	QC	U	I	11	100
GRANTOR: HILDEBRAND ZELL G						
GRANTEE: MCDONALD AARON JULI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FEP=[YR=1993] W8S1 STP=[YR=1993] W2S4E2N4$S4E8N5$S5W8 S36 E1 FEP=[YR=1993] S6E14 PTO=[YR=2007] S2E11N2W11$FOP=[YR=1993] E11N6W11S6$ N6W14$E25N41$.

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	42.00	100.00	42.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	84,000							

REVIEW DATE 05/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/02/2023 BY SYS