BLOCK 240 LOT E200 FT OF
N 1/2 OF 9
IN OR 604 PG 274

MCLAUGHLIN HOLLE M
1849 HIGHLAND DR
FERNANDINA BEACH, FL 32034-2408

2023

00-00-31-1800-0240-0091

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 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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	03	Quality Level 03

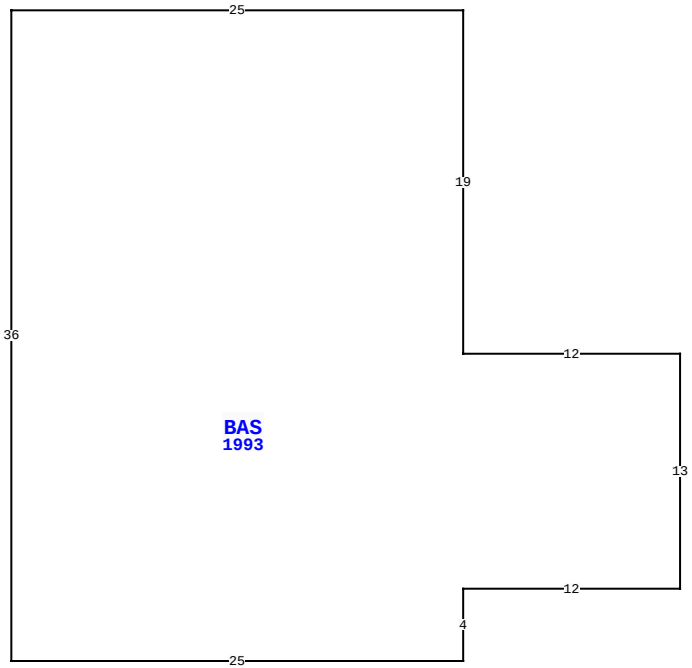
DOR CODE: 0100 SINGLE FAMILY
MAP NUM:
MKT AREA: 01
NEIGHBORHOOD/LOC: 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	92,210
TOTALS	1,056		1,056	92,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,056	120.9460	109.15	115,262	1971	1971	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1056 HX Base Yr 2023



615 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		92,210
TOTAL MARKET OB/XF VALUE		2,833
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		267,043
SOH/AGL Deduction		140,329
ASSESSED VALUE		126,714
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,714
TOTAL JUST VALUE		267,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10267	REMODEL	4,000	01/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0604/0274	8/08/1990	QC	U	I	01	100
GRANTOR: MCLAUGHLIN ROBERT T						
GRANTEE: MCLAUGHLIN HOLLE M						
0451/0291	4/01/1985	WD	Q	I		37,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S36 E25 N4 E12 N13 W12 N19$.

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	100	10	9	90.00	SF	30.00	30.00	100	1983	1983	3	20	540	
2	0810	CONCRETE A	0	100	8	32	256.00	SF	6.50	6.50	100	1985	1985	3	49.5	824	
3	0810	CONCRETE A	0	100	0	0	298.00	SF	6.50	6.50	100	1985	1985	3	49.5	959	
4	0940	SHEDS/PORT	0	100	7	10	70.00	SF	30.00	30.00	100	1986	1986	3	20	420	
5	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	1985	1985	3	49.5	90	

LAND DESCRIPTION

TOTAL OB/XF 2,833

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	100		R-2	86.00	200.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 06/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS