LOT 1
PRESERVE AT SUMMER BEACH #3
PBK 8/99

MCDONALD JAMES B & MARY KEITH
94255 GULL POINT PLACE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

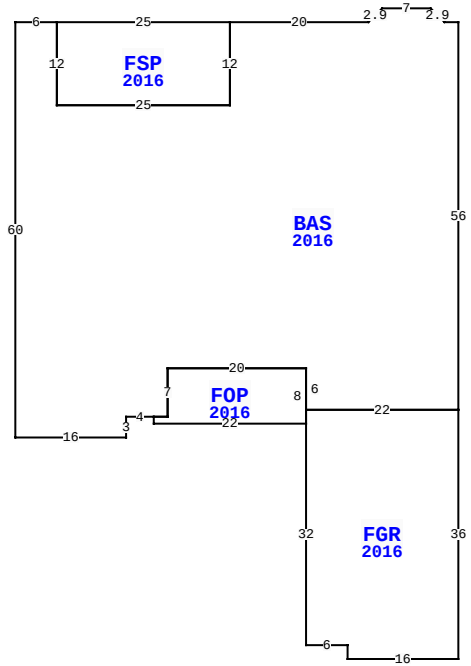
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,252	100	3,252	652,022
FGR	780	55	429	86,014
FOP	162	30	49	9,824
FSP	300	40	120	24,060
TOTALS	4,494		3,850	771,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,850	145.0548	206.70	795,795	2016	2016	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2023 Heated Area: 3252 HX Base Yr 2023



94255 GULL POINT PL, 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: 8	Tax Dist:	
BUILDING MARKET VALUE		771,921
TOTAL MARKET OB/XF VALUE		24,566
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,096,487
SOH/AGL Deduction		394,955
ASSESSED VALUE		701,532
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		651,532
TOTAL JUST VALUE		1,096,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		862,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632026	CO ISSUED	0	10/12/2016
B1632026	NEW CONSTR	412,093	04/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1797	7/14/2022	WD	Q	I	02	1,349,500
GRANTOR: BOULAY PAUL PHILIP &						
GRANTEE: MCDONALD JAMES B &						
2080/1178	10/21/2016	SW	Q	I	01	736,700
GRANTOR: W R HOWELL COMPANY						
GRANTEE: BOULAY PAUL PHILIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W2 U2 L2 W7 D2 L2 W20 FSP=[YR=2016] W25 S12 E25 N12$ S12 W25 N12 W6 S60 E16 N3 E4 FOP=[YR=2016] S1 E22 FGR=[YR=2016] S32 E6 S2 E16 N36 W22 S2$ N8 W20 S7 W2 $ E2 N7 E20 S6 E22 N56$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,544.00	SF	10.00	10.00	100	2016	2016	3	97	14,977	
3	0855	CONC PAVER	0	100	0	0	205.00	SF	10.00	10.00	100	2016	2016	3	97	1,989	
4	0855	CONC PAVER	0	100	0	0	135.00	SF	10.00	10.00	100	2016	2016	3	97	1,310	
5	1123	CB 8"	0	100	0	0	72.00	SF	6.15	6.15	100	2016	2016	3	97	430	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	78	3,900	

LAND DESCRIPTION

TOTAL OB/XF 24,566

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS