

MCBEE TONY C/MCBEE CALI M
96718 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 90

Exterior Wall12CEDAR 10

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo12HARDWOOD 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02 WOOD FRAME 100
1. 1. 100
0 100

BUD8 Adjustme Occupancy04 DIST 01 100
00 NONE 100

Quality02 Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4011.00

AREATOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,0271002,027199,302

DCK80108786

DCK24010242,360

FGR5285529028,514

FOP25308786

TOTALS2,9002,357231,748

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDD

0900012,357100.3618119.18280,9071987198700017.5082.50

1 SNGL FAM - 50% - 2023Heated Area: 2027HX Base Yr 2023

36401.4222431925533

2012101088

2419243

55

DCK1998

DCK1997

FGR1993

FOP1993

NASSAU COUNTY PROPERTY

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VALUATION BYTax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEHA HABBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

231,74810,79275,000317,5400317,54050,000267,540317,5400293,762

PERMIT NUMDESCRIPTIONAMTISSUED

E2002091CHNGE SRVC2,00003/09/2020

R1615121REPAIR/RRF006/23/2016

980925REPAIR/RRF004/01/1998

973886ADDITION2,73704/01/1997

3932N/A52,40003/09/1987

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSDNSALE PRICE

2558/15414/25/2022QCUNII11100

GRANTOR: STEWART LACI D

GRANTEE: MCBEE TONY C

2557/19784/22/2022FJUNII110

GRANTOR: MCBEE MELANIE A EST

GRANTEE: STEWART LACIE D & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 DCK=[YR=1997] N8 DCK=[YR=1998] E10 N12 W20 S12 E10 \$ W10 S8 E10 \$ W36 S33 E25 FOP=[YR=1993] E5 N5 W5 S5 \$ N5 E5 S5 E22 FGR=[YR=1993] S3 E24 N22 W24 S19 \$ N19 E24 N14 \$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RAdj Unit PriceOrig CondYear OnYear ActualQ% CondOb/Xf Mkt ValueNotes

10500FP-PRE FAB050001.00UT3,500.003,500.00100198719873642,240

20812CONCRETE C050003,044.00SF4.004.0010019871987354.56,636

30810CONCRETE A05000393.00SF6.506.50100199719973751,916

TOTALS

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR500003PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE07/23/2020BYKWA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000

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