PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 766/1906 &
PT WILLIAM BERRIE GRANT

MCCORMICK DEWAYNE DAVID
96068 GARNER VIEW MANOR
FERNANDINA BEACH, FL 32034

**2023**

**39-2N-28-0000-0012-0020**

## BUILDING CHARACTERISTICS

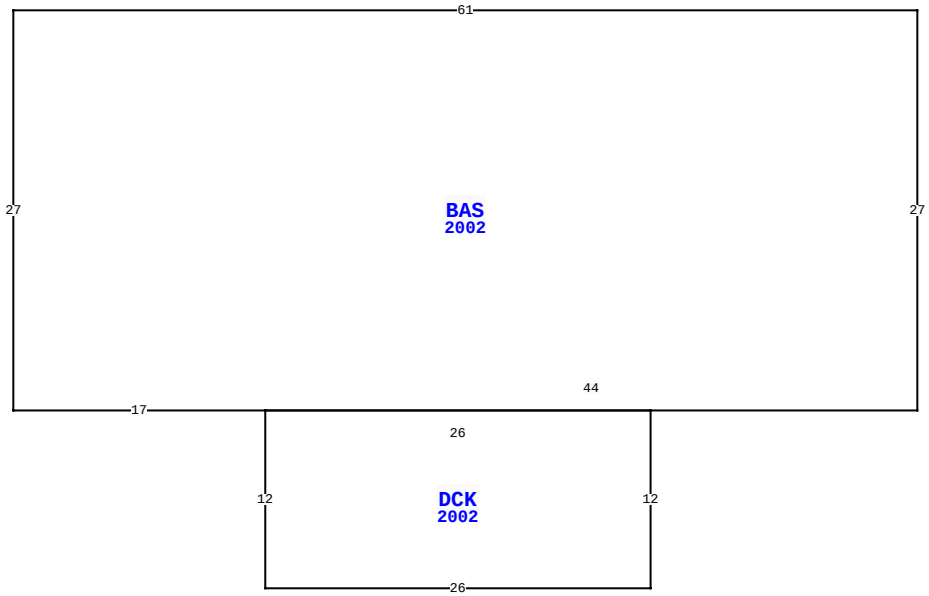
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4020.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,647 | 100 | 1,647 | 64,858 |
| DCK | 312 | 15 | 47 | 1,851 |
| TOTALS | 1,959 | | 1,694 | 66,708 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,694 | 117.2000 | 82.04 | 138,976 | 2000 | 2000 | 0 | 0 | 0 | 52.00 | 48.00 |

1 M/H 94+ – 100% - 2003 Heated Area: 1647 HX Base Yr 2003




96068 GARNER VIEW MNR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/05/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 66,708 |
| TOTAL MARKET OB/XF VALUE | | 4,043 |
| TOTAL LAND VALUE - MARKET | | 257,250 |
| TOTAL MARKET VALUE | | 328,001 |
| SOH/AGL Deduction | | 151,863 |
| ASSESSED VALUE | | 176,138 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 126,138 |
| TOTAL JUST VALUE | | 328,001 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 213,025 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 996347 | TEMP POLE | 0 | 10/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0766/1906 | 7/31/1996 | WD | Q | I | | 15,000 |
| GRANTOR: CREWS DELMUS E & JOAN | | | | | | |
| GRANTEE: MCCORMICK DEWAYNE D | | | | | | |
| 0600/1021 | 6/28/1990 | WD | Q | V | | 8,000 |
| GRANTOR: BURBANK MICHELE S | | | | | | |
| GRANTEE: CREWS DELMUS & JOAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W61 S27 E17 DCK=[YR=2002] S12 E26 N12 W26$ E44 N27$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0350 | CARPORT WD | 0 | 100 | 0 | 0 | 120.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 312 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 8 | 16 | 128.00 | SF | 13.00 | 13.00 | 100 | 1996 | 1996 | 3 | 20 | 333 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 3 | 50 | 150.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 62 | 605 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 2 | 14 | 28.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 73 | 133 | |
| 7 | 0351 | CARPORT MT | 0 | 100 | 16 | 30 | 480.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 960 | |
| 10 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2000 | 2000 | 3 | 85 | 1,700 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,043

| 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 | 000115 | C | SFR ACRES | 100 | | OR | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 0.80 | 80,000.00 | 64,000.00 | 256,000 | | | | | | | |
| 2 | 009530 | C | POND | 0 | | | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 1,250 | | | | | | | |

REVIEW DATE 03/07/2019 BY KWA Total Acres: 4.50 Total Land Value: 257,250 Market: 0 Agricultural: 0 Common: 257,250 PRINTED 08/02/2023 BY SYS