

KELLY SEAN
1811 LASER CT
FERNANDINA BEACH, FL 32034

00-00-30-021N-0055-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8		Tax Dist:					
BUILDING MARKET VALUE				215,952			
TOTAL MARKET OB/XF VALUE				6,044			
TOTAL LAND VALUE - MARKET				216,000			
TOTAL MARKET VALUE				437,996			
SOH/AGL Deduction				234,444			
ASSESSED VALUE				203,552			
TOTAL EXEMPTION VALUE				HX HB	50,000		
BASE TAXABLE VALUE				153,552			
TOTAL JUST VALUE				437,996			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				392,034			
PERMIT NUM				DESCRIPTION		AMT	ISSUED
V0000109		REPAIR/RRF		7,603		11/01/2000	
7141		NEW CONSTR		3,500		01/04/1991	
4148		NEW CONSTR		1,500		12/13/1990	
6888		NEW CONSTR		49,521		12/10/1990	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1972/0626		3/31/2015	WD	U	I	38	178,500
GRANTOR: MCCONAUGHEY HAROLD E							
GRANTEE: KELLY SEAN							
1956/1543		12/29/2014	QC	U	I	11	100
GRANTOR: MCCONAUGHEY DIANA							
GRANTEE: MCCONAUGHEY HAROLD							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=1993] W7 USP=[YR=1994] N10 W28 S10 E28\$ W42 S29 E6 FOP=[YR=1993] S2E16 N2 W1 U3 L3 N1 W12 S4\$ N4 E12 S1 R3 D3 E5 F6R=[YR=1993] S22 E20 N22 W20\$ E23 N29\$.							
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
16,000							
Common: 216,000				PRINTED 08/06/2024 BY SYS			