LOT 6
IN OR 2201/659
EVERETT ACRES PB 5/11

MCVEIGH LOVIE
1630 IAN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0220-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

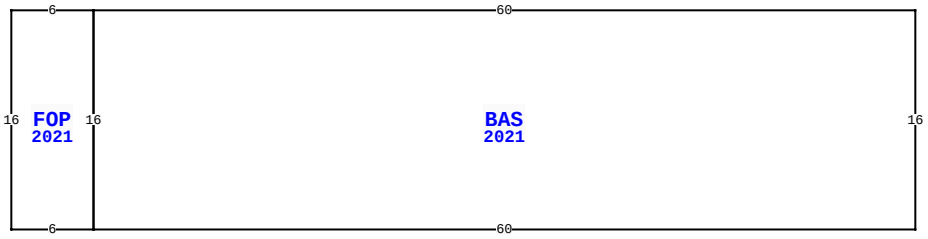
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	120,536
FOP	96	30	29	3,642
TOTALS	1,056		989	124,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	989	157.7340	126.19	124,802	2021	2021	0	0	0	0.50	99.50

1 SFR MODULR – 0% - 0 Heated Area: 960 HX Base Yr



1630 IAN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	124,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	224,178
SOH/AGL Deduction	124,929
ASSESSED VALUE	99,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,249
TOTAL JUST VALUE	224,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005904	MODULAR	0	06/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2201/0659	5/29/2018	WD	Q	V	01	25,000
GRANTOR: EVERETT PAUL J						
GRANTEE: MCVEIGH LOVIE						
1391/0696	2/23/2006	QC	U	V	01	100
GRANTOR: EVERETT HELEN M						
GRANTEE: EVERETT PAUL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 FOP=[YR=2021] W6 S16 E6 N16 $ S16 E60 N16 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-	2100.00	56.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/07/2022 BY RK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS