

LOT 36
IN OR 700/872
ISLAND GROVE PHASE 1 PB 5/44

MCGOWAN LISA D
2106 JEKYLL CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0310-0036-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	14 WD SHINGLE 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06		
DOR CODE	1200 STORE/OFFICE/RESID		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	330	100	330	43,458
HXB	1,164	100	1,164	153,288
HXP	24	30	7	922
HXS	143	40	57	7,506
TOTALS	1,661		1,558	205,173

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	47	8	376.00	SF	6.50	6.50	100	1984
2	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	1984
3	0845	KOOL DECK	0 100	0	0	780.00	SF	7.25	7.25	100	1986
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984
5	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	1986
6	0471	VINYL FNC	0 100	0	0	37.00	LF	32.00	32.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,558	128.0916	160.11	249,451	1984	1984	0	0	0 17.75	82.25
1 SNGL FAM - 78.82% - 1986											
Heated Area: 1494											
HX Base Yr 1986											
HXB 1993 HXS 1995 BAS 2009 HX® 1993											
2106 JEKYLL CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/03/2024 MLU											

TOTAL OB/XF											
14,405											

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14,405											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		205,173	
TOTAL MARKET OB/XF VALUE		14,405	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		369,578	
SOH/AGL Deduction		243,321	
ASSESSED VALUE		126,257	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		76,257	
TOTAL JUST VALUE		369,578	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		320,399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502242	ADDITION	2,000	09/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0700/0872	3/15/1994	QC	U	I	06	2,900	
GRANTOR: MCGOWAN CHARLES E							
GRANTEE: MCGOWAN LISA D							
0468/0078	9/01/1985	WD	Q	I		53,300	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXS=[YR=1995] W13 S11 HXB=[YR=1993] W39 S27 E33 HXP=[YR=1993] S6 E4 BAS=[YR=2009] E15 N22 W15 S22 \$ N6 W4 \$ E4 N16 E15 N11 W13 \$ E13 N11 \$.											