

LOT 15
IN OR 2127/707
ISLAND BLUFF SUB PB 5/92

TOOHEY PATRICK T & PATTI K
2140 MALLARD LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 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	11	CLAY TILE 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	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
---------	--	----------	----

NEIGHBORHOOD/LOC	2009.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	181,091
BAS	224	100	224	30,047
DCK	160	10	16	2,146
FGR	484	55	266	35,681
FOP	35	30	10	1,342

TOTALS	2,253	1,866	250,307
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	862.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	90.00	90.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0855	CONC PAVER	0	100	0	0	640.00	SF	7.00	7.00	
5	0855	CONC PAVER	0	100	0	0	380.00	SF	7.00	7.00	
6	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	
7	1242	WD DECK A	0	100	0	0	442.00	SF	10.00	10.00	

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		RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE	01/31/2024	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,866	124.5335	155.67	290,480	1986	1995	0	0	13.83	86.17
1 SNGL FAM - 100% - 2024											
Heated Area: 1574											
HX Base Yr											

2140 MALLARD LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
1	0810	CONCRETE A	0	100	0	0	862.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,773	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	90.00	90.00	100	2012	2012	3	55	7,920	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
4	0855	CONC PAVER	0	100	0	0	640.00	SF	7.00	7.00	100	2016	2016	3	96	4,301	
5	0855	CONC PAVER	0	100	0	0	380.00	SF	7.00	7.00	100	2015	2015	3	95	2,527	
6	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1986	1986	3	49.5	51	
7	1242	WD DECK A	0	100	0	0	442.00	SF	10.00	10.00	100	1995	1995	3	20	884	

TOTAL OB/XF											
20,556											

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		250,307	
TOTAL MARKET OB/XF VALUE		20,556	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		420,863	
SOH/AGL Deduction		0	
ASSESSED VALUE		420,863	
TOTAL EXEMPTION VALUE		13	420,863
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		420,863	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,723	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007144	ADDITION	0	08/27/2020
B1633610	REMODEL	23,000	12/01/2016
P993668	REMODEL	2,200	10/16/1999
B9603065	REMODEL	1,500	07/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2127/0707	6/15/2017	WD	Q	I	01	285,000	
GRANTOR: MAYO WILLIAM & LILA							
GRANTEE: TOOHEY PATRICK T &							
1887/0730	10/29/2013	WD	Q	I	02	190,000	
GRANTOR: BRENNAN JACQUALYN & A							
GRANTEE: MAYO WILLIAM & LILA							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W36 DCK=[YR=2013] N16 W10 BAS=[YR=2017] W14 S16 E14 N16\$ S16 E10\$ W24 S13 FGR=[YR=1993] S22 E22 FOP=[YR=1993] E5 N7 W5 S7 \$ N22 W22 \$ E22 S15 E38 N28 \$.											