



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	76,867
DCK	12	10	1	98
DCK	18	10	2	197
DCK	9	10	1	98
DCK	21	10	2	197
FOP	192	30	58	5,715
TOTALS	1,032		844	83,174

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	9	5	45.00	SF	10.00	10.00	
2	0940	SHEDS/PORT	0	0	11	8	88.00	SF	30.00	30.00	
3	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		RSF-2	50.00	152.00	50.00	FF	
2	000100	C	SFR	0		RSF-2	50.00	152.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	844	126.5000	120.18	101,432	1959	1980	0	0	18.00	82.00
1 SINGLE FAM - 0% - 0 Heated Area: 780 HX Base Yr											
2127 RAYON RD, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
906											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			83,174
TOTAL MARKET OB/XF VALUE			906
TOTAL LAND VALUE - MARKET			162,500
TOTAL MARKET VALUE			246,500
SOH/AGL Deduction			64,024
ASSESSED VALUE			182,556
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			182,556
TOTAL JUST VALUE			246,500
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0210170	CHNGE SRVC	1,500	09/01/2002
M940746	H/AC	2,875	09/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2190/0113	8/17/2017	QC	U	V	11
GRANTOR: MCFADDEN ANDREW A & C					
GRANTEE: CLARICE JOHNSON MCF					
1327/1544	6/22/2005	WD	U	I	16
GRANTOR: MANOS VICTOR C					
GRANTEE: MCFADDEN ANDREW A &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W10 DCK=[YR=2003] N3 W3 S3 E3\$ W16 S4 DCK=[YR=2003] W3 S7 E3 N7 \$ S26 E1 FOP=[YR=1993] S4 DCK=[YR=1993] W3 S4 E3 N4\$ S4 E6 DCK=[YR=1993] S3 E6 N3 W6\$ E18 N8 W24\$ E25 N30\$.											