

LOT 28 & S1/2 OF LOT 26 IN
OR 2032/1189 OF RAYON TERRACE
PBK 3/31 & PT LOT 46 IN

WHISENHUNT JACK MCKEE JR
3871 LOCKLEAR WAY
ATLANTA, GA 30360

2024

00-00-30-0540-0026-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8														
																	VALUATION BY STANDARD														
DOR CODE		0000			VACANT												Tax Group: 8 Tax Dist:														
MAP NUM					MKT AREA												02														
NEIGHBORHOOD/LOC		2018.00															BUILDING MARKET VALUE 0														
AREA TYPE		TOTAL GROSS AREA			PCT OF BASE			TOT ADJ AREA			SUBAREA MARKET VALUE			TOTAL MARKET OB/XF VALUE 10,858																	
														TOTAL LAND VALUE - MARKET 102,375																	
														TOTAL MARKET VALUE 113,233																	
														SOH/AGL Deduction 36,172																	
														ASSESSED VALUE 77,061																	
														TOTAL EXEMPTION VALUE 0																	
														BASE TAXABLE VALUE 77,061																	
														TOTAL JUST VALUE 113,233																	
														NCON VALUE 0																	
														INCOME VALUE																	
														PREVIOUS YEAR MKT VALUE 89,919																	
TOTALS																															
EXTRA FEATURES					2156 RAYON RD, FERNANDINA BEACH												BLD DATE														
																	XF DATE														
																	LGL DATE														
																	LAND DATE														
																	AG DATE														
																	04/11/2024 MLU														
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	0812	CONCRETE C			0	0	0	0	3,878.00	SF	4.00	4.00	100	1995	1995	3	70	10,858													
																				SALES DATA											
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																							
2055/1762		6/27/2016		WD U	I	37	100																								
GRANTOR: ROLAND BILLY C																															
GRANTEE: WHISENHUNT JACK MCK																															
2032/1189		3/07/2016		SW U	I	18	75,900																								
GRANTOR: SECRETARY OF HOUSING																															
GRANTEE: WHISENHUNT JACK																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000000	C	VAC RES			0		RSF-2	75.00	152.00	75.00	FF		1.00	1.00	1.05	1,300.00	1,365.00	102,375												
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 102,375 Market: 0 Agricultural: 0 Common: 102,375 PRINTED 08/06/2024 BY SYS																															