

MCRANNOLDS JAMES A & DONNA L
96148 SEA WINDS DR
FERNANDINA BEACH, FL 32034

00-00-30-0608-0011-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100

Exterior Wall

03 GABLE/HIP 100

Roof Structur

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

14 CARPET 80

Interior Floo

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

Occupancy

00 NONE 100

Quality

05 Quality Level 05

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA

02

NEIGHBORHOOD/LOC

2013.00

TOTALS

2,424

2,057

265,174

EXTRA FEATURES

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 0 100 0 0 1,130.00 SF 4.00 4.00 100 2003 2003 3 83 3,752

2 0810 CONCRETE A 0 100 0 0 103.00 SF 6.50 6.50 100 2003 2003 3 83 556

3 0861 POOL GUNIT 0 100 0 0 342.00 SF 85.00 85.00 100 2005 2005 3 40 11,628

4 0855 CONC PAVER 0 100 0 0 420.00 SF 10.00 10.00 100 2005 2005 3 86 3,612

5 1242 WD DECK A 0 100 0 0 292.00 SF 10.00 10.00 100 2005 2005 3 24 701

6 0851 PATIO STON 0 100 0 0 79.00 SF 0.75 0.75 100 2005 2005 3 86 51

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 100 RSF-2 0.00 0.00 1.00 LT 1.00 1.00 1.00 125,000.00 125,000.00 125,000

REVIEW DATE 01/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 2,057 114.2680 142.84 293,822 2003 2003 0 0 0 9.75 90.25

1 SNGL FAM - 100% - 2016 Heated Area: 1702 HX Base Yr 2016

BLD DATE 03/03/2023 NW LGL DATE 03/18/2024 MLU

XF DATE INC DATE AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 265,174

TOTAL MARKET OB/XF VALUE 20,300

TOTAL LAND VALUE - MARKET 125,000

TOTAL MARKET VALUE 410,474

SOH/AGL Deduction 169,753

ASSESSED VALUE 240,721

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 190,721

TOTAL JUST VALUE 410,474

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 330,406

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

1987/0229 6/19/2015 WD Q I 01 258,900

GRANTOR:SFA PROPERTIES LLC

GRANTEE:MCRANNOLDS JAMES A

1953/1753 12/08/2014 QC U I 11 100

GRANTOR:KHATTAK AHMAD FAROUQU

GRANTEE:SFA PROPERTIES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W10 FSP=[YR=2004] N12 W19 S12 E19\$ W40 S42 E14 N6 E11 FOP=[YR=2003] E5 FGR=[YR=2003] S15 E20 N21 W7 N4 W11 S4 W2 S6\$ N6 W5 S6\$ N6 E7 N4 E11 S4 E7 N8 E2 N6 W2 N16\$.