LOT 3 (EX ELY 60'OF LOT 3)
IN OR 2198/1819

LANCASTER GAYLE M/LANCASTER REGINA M ET AL
2423 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0660-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

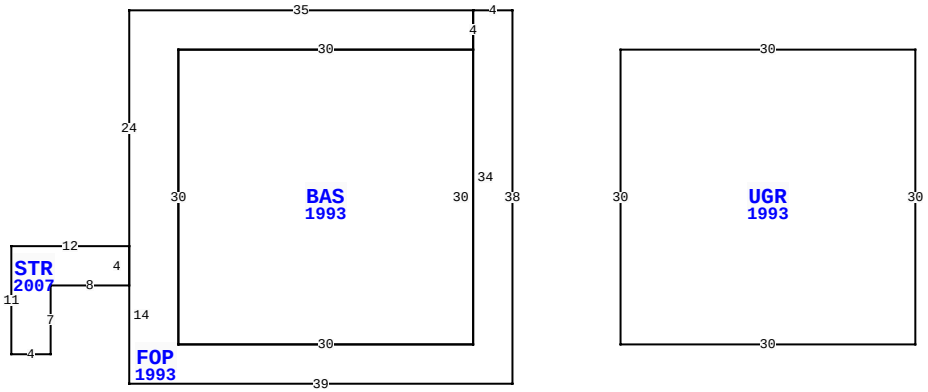
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	900	100	900	73,135
FOP	582	30	175	14,221
STR	76	10	8	650
UGR	900	45	405	32,911
TOTALS	2,458		1,488	120,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,488	106.5900	101.26	150,675	1976	1980	0	0	0	19.75	80.25

1 SINGLE FAM – 0% - 0 Heated Area: 900 HX Base Yr



612 DONNIE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	120,917
TOTAL MARKET OB/XF VALUE	3,989
TOTAL LAND VALUE - MARKET	141,375
TOTAL MARKET VALUE	266,281
SOH/AGL Deduction	57,662
ASSESSED VALUE	208,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,619
TOTAL JUST VALUE	266,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2198/1819	5/29/2018	QC	U	I	11	75,000
GRANTOR: LANCASTER JEFFREY TOD						
GRANTEE: LANCASTER GAYLE M &						
1881/1665	9/27/2013	QC	U	I	11	100
GRANTOR: LANCASTER GAYLE MARK						
GRANTEE: LANCASTER JEFFERY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S30 E30 N30$ FOP=[YR=1993] N4 W35 S24 STR=[YR=2007] W12 S11 E4 N7 E8 N4$ S14 E39 N38 W4 S34 W30 N30 E30$ PTR=E15 UGR=[YR=1993] E30 S30 W30 N30$ W15$.

EXTRA FEATURES

LN	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	0350	CARPORT WD	0	0	34	24	936.00	SF	13.00	13.00	100	1993	1993	3	20	2,434	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	
3	0810	CONCRETE A	0	0	0	0	352.00	SF	6.50	6.50	100	1985	1985	3	47	1,075	

LAND DESCRIPTION

TOTAL OB/XF 3,989

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		RSF-	2145.00	144.00	145.00	FF		1.00	1.00	0.75	1,300.00	975.00	141,375							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 141,375 Market: 0 Agricultural: 0 Common: 141,375 PRINTED 08/06/2024 BY SYS