PT LOT 62 R622126
IN OR 1549/1014
SUB OF SEC 4 PB 0/59

MCDONALD CARLIN J
3850 1ST AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0062-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

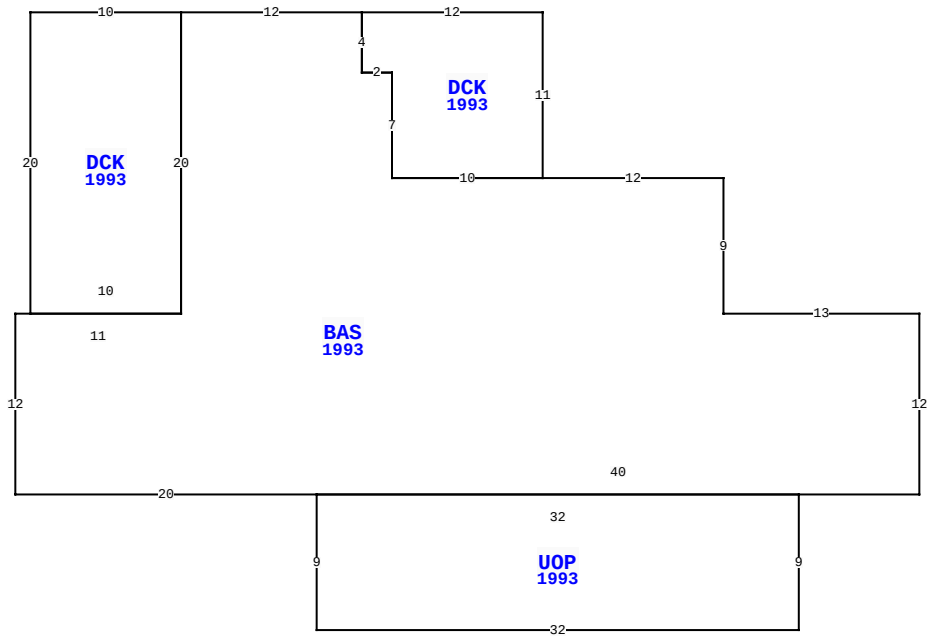
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,190	100	1,190	24,240
DCK	118	15	18	367
DCK	200	15	30	611
UOP	288	25	72	1,467
TOTALS	1,796		1,310	26,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,310	97.0000	67.90	88,949	1969	1969	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1190 HX Base Yr



2608 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND 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	26,685
TOTAL MARKET OB/XF VALUE	6,695
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	183,380
SOH/AGL Deduction	56,394
ASSESSED VALUE	126,986
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,986
TOTAL JUST VALUE	183,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/1014	2/05/2008	WD	U	I	23	136,000
GRANTOR: MORRIS JANI E						
GRANTEE: MCDONALD CARLIN J						
0824/0981	3/25/1998	WD	U	I	07	100
GRANTOR: JONES MARTHA E						
GRANTEE: MORRIS JANI E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N9 W12 DCK=[YR=1993] N11 W12 S4 E2 S7 E10$ W10 N7 W2 N4 W12 DCK=[YR=1993] W10 S20 E10 N20$ S20 W11 S12 E20 UOP=[YR=1993] S9 E32 N9 W32$ E40 N12$.

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	0510	GARAGE WD-	0	0	29	21	609.00	SF	35.00	35.00	100	1969	1969	3	20	4,263	
2	0811	CONCRETE B	0	0	0	0	558.00	SF	5.20	5.20	100	1969	1969	3	20	580	
3	0803	ASPHALT C	0	0	0	0	1,800.00	SF	2.00	2.00	100	1969	1969	3	50	1,800	
4	0810	CONCRETE A	0	0	8	5	40.00	SF	6.50	6.50	100	1969	1969	3	20	52	

LAND DESCRIPTION

TOTAL OB/XF 6,695

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	000102	C	SFR/MH	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS