

MCKENZIE GERRI BOYCE
1875 HOWARD LANE
FERNANDINA BEACH, FL 32034

00-00-31-102P-0023-0070

[illegible]

BLOCK 23 LOT 7
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

MCKENZIE GERRI BOYCE
1875 HOWARD LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0023-0070



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 2 of 2																																					
															VALUATION BY										STANDARD																													
															Tax Group: 2										Tax Dist:																													
															BUILDING MARKET VALUE										487,115																													
															TOTAL MARKET OB/XF VALUE										31,262																													
															TOTAL LAND VALUE - MARKET										200,000																													
															TOTAL MARKET VALUE										718,377																													
															SOH/AGL Deduction										197,998																													
															ASSESSED VALUE										520,379																													
															TOTAL EXEMPTION VALUE										HX HB 50,000																													
															BASE TAXABLE VALUE										470,379																													
TOTAL JUST VALUE										718,377																																												
NCON VALUE										0																																												
INCOME VALUE																																																						
PREVIOUS YEAR MKT VALUE										585,946																																												
DOR CODE					0100					SINGLE FAMILY																																												
MAP NUM										MKT AREA					01																																							
NEIGHBORHOOD/LOC					1031.00																																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																														
TOTALS																																																						
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																								
11		0476		VF 6 SBPL		0 100		0 0		45.00		LF		32.00		32.00		100		2005		2005		3		66		950																										
12		0470		VNYL GATE		0 100		0 0		2.00		UT		300.00		300.00		100		2005		2005		3		66		396																										
LAND DESCRIPTION					TOTAL OB/XF										1,346																																							
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						
REVIEW DATE					05/12/2019					BY					KBA					Total Acres: 0.00					Total Land Value: 200,000					Market: 0					Agricultural: 0					Common: 200,000					PRINTED 08/06/2024 BY SYS									