

LOT 13
BEACH HAMMOCK PB 5/154

MCDONALD JOHN J & LISA J REVOCABLE TRUST/MCDONALD
5322 LINDSAY LN
SCHNECKSVILLE, PA 18078

2024

00-00-31-1110-0013-0000



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	VALUATION SUMMARY										
Exterior Wall	10	ABOVE AVG 100	0500	11	2,280	160.4064	240.61	548,591	2018	2018	0	0	2.00	98.00	PAGE 1 of 1 2										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 2024													Heated Area: 1830									
Roof Cover	12	MODULAR MT 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floop	11	CLAY TILE 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	0 100																							
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA											01										
NEIGHBORHOOD/LOC			1062.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,830	100	1,830	431,510																					
FGR	573	55	315	74,276																					
FOP	188	30	56	13,205																					
FSP	198	40	79	18,628																					
TOTALS			2,789		2,280	537,619																			
EXTRA FEATURES			2629 RACHEAL AV, FERNANDINA BEACH																						
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	0811	CONCRETE B	0	0	0	0	765.00	SF	5.20	5.20	100	2018	2018	3	97	3,859									
2	1242	WD DECK A	0	0	0	0	44.00	SF	10.00	10.00	100	2018	2018	3	82	361									
SALES DATA																									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																		
2677/1715		11/03/2023	WD	Q	I	02	925,000																		
GRANTOR: COOK STEPHEN R &																									
GRANTEE: MCDONALD JOHN J & L																									
2234/1838		11/05/2018	QC	U	V	11	100																		
GRANTOR: COOK STEPHEN R																									
GRANTEE: COOK STEPHEN R & JA																									
BUILDING NOTES																									
BUILDING DIMENSIONS																									
BAS=[YR=2018;ORIG=0,0] W12 W7 N2 W3 N8 W16 S17 W2 S12 E2 S12 E10 S3 W3 S6 E12 S6 E6 S6 E13 N52 \$																									
FGR=[YR=2018;ORIG=-38,31] W2 S32 E21 N3 N20 W12 N6 E3 N3 W10 \$																									
FSP=[YR=2018;ORIG=-12,0] N18 W13 S8 E3 S8 E3 S2 E7 \$																									
FOP=[YR=2018;ORIG=-19,60] E19 N8 W13 N6 W6 S14 \$																									
.																									
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	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000								
REVIEW DATE 01/17/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS																									