

LOT 1  
IN OR 1895/1924  
CARLA'S SUB PB 5/48

MCCALL MARK L SR  
934 S 18TH ST  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1175-0001-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 50   |
| Interior Floo            | 12 | HARDWOOD 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          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1026.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,152            | 100         | 1,152        | 125,534              |
| FGR       | 240              | 55          | 132          | 14,384               |
| FOP       | 28               | 30          | 8            | 872                  |
| FSP       | 320              | 40          | 128          | 13,948               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,740 |  | 1,420 | 154,738 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |        |
|----------------|------------|-------------|-----|-----|----|---|--------|----|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R  |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0 | 727.00 | SF | 6.50   |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 57 | 2 | 114.00 | SF | 6.50   |
| 3              | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0 | 100.00 | LF | 32.00  |
| 4              | 0470       | VNYL GATE   | 0   | 100 | 0  | 0 | 1.00   | UT | 300.00 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 70.00 | 121.00 | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS         |     |           |             |                |                |      |      |      |      |       |        |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                       | 01  | 1,420     | 133.1148    | 126.46         | 179,573        | 1986 | 1995 | 0    | 0    | 13.83 | 86.17  |
| 1 SINGLE FAM - 100% - 2014 |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1152          |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 2014            |     |           |             |                |                |      |      |      |      |       |        |
|                            |     |           |             |                |                |      |      |      |      |       |        |

|                                 |          |           |            |     |
|---------------------------------|----------|-----------|------------|-----|
| 934 S 18TH ST, FERNANDINA BEACH | BLD DATE | LGL DATE  | 03/19/2024 | MLU |
|                                 | XF DATE  | LAND DATE |            |     |
|                                 | INC DATE | AG DATE   |            |     |

| 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   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0 | 727.00 | SF | 6.50   | 6.50           | 100       | 1991    | 1991        | 3 | 62     | 2,930           |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 57 | 2 | 114.00 | SF | 6.50   | 6.50           | 100       | 1992    | 1992        | 3 | 64     | 474             |       |
| 3   | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0 | 100.00 | LF | 32.00  | 32.00          | 100       | 2003    | 2003        | 3 | 61     | 1,952           |       |
| 4   | 0470       | VNYL GATE   | 0   | 100 | 0  | 0 | 1.00   | UT | 300.00 | 300.00         | 100       | 2003    | 2003        | 3 | 61     | 183             |       |

| TOTAL OB/XF |       |        |             |           |     |          |        |         |            |                |       |  | 5,539 |  |
|-------------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|-------|--|-------|--|
| LOC ZONE    | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VA |  |       |  |
| 06 R-1      | 70.00 | 121.00 | 1.00        | UT        |     | 1.00     | 1.00   | 1.00    | 125,000.00 | 125,000.00     | 1     |  |       |  |
|             |       |        |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |        |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |        |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |        |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |        |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |        |             |           |     |          |        |         |            |                |       |  |       |  |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 125,000 | Market: 0 | Agricultural: 0 | Common: 125,000 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |  |                          |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |                          |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2             |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | TOTAL MARKET OB/XF VALUE |  | 154,738     |   |
| TOTAL LAND VALUE - MARKET |  | TOTAL MARKET VALUE       |  | 125,000     |   |
| SOH/AGL Deduction         |  | TOTAL EXEMPTION VALUE    |  | 143,882     |   |
| ASSESSED VALUE            |  | BASE TAXABLE VALUE       |  | 141,395     |   |
| TOTAL EXEMPTION VALUE     |  | TOTAL JUST VALUE         |  | 55,000      |   |
| BASE TAXABLE VALUE        |  | NCON VALUE               |  | 86,395      |   |
| TOTAL JUST VALUE          |  | INCOME VALUE             |  | 285,277     |   |
| NCON VALUE                |  | PREVIOUS YEAR MKT VALUE  |  | 0           |   |
| INCOME VALUE              |  |                          |  | 253,611     |   |
| PREVIOUS YEAR MKT VALUE   |  |                          |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20032913   | VINYL FENCE | 2,000 | 04/15/2003 |

| SALES DATA                     |            |           |       |       |            |
|--------------------------------|------------|-----------|-------|-------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / I | V / I | RSN CD     |
| 1895/1924                      | 12/30/2013 | WD        | Q     | I     | 01         |
| GRANTOR: TOTZ ZOLTAN           |            |           |       |       | SALE PRICE |
| GRANTEE: MCCALL MARK L SR      |            |           |       |       | 143,500    |
| 1383/1304                      |            |           |       |       | 210,000    |
| GRANTOR: CRIDER MICHAEL E & TA |            |           |       |       |            |
| GRANTEE: TOTZ ZOLTAN           |            |           |       |       |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W28 FSP=[YR=1994] N16W20S16 E20\$ W20 S12       |  |  |  |  |  |  |  |  |  |
| FGR=[YR=1993] S20 E12 FOP=[YR=1993] E7 N4 W7 S4 \$ N20 W12 \$ |  |  |  |  |  |  |  |  |  |
| E12 S16 E36 N28\$.                                            |  |  |  |  |  |  |  |  |  |