

LOT 42
IN OR 2097/701
ESMT OR 1378/1058

MACDONALD CHERYL F
870 LAGUNA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,524	100	2,524	315,751
FEP	176	80	141	17,639
FEP	110	80	88	11,009
FGR	253	55	139	17,389
FGR	456	55	251	31,400
FOP	53	30	16	2,001

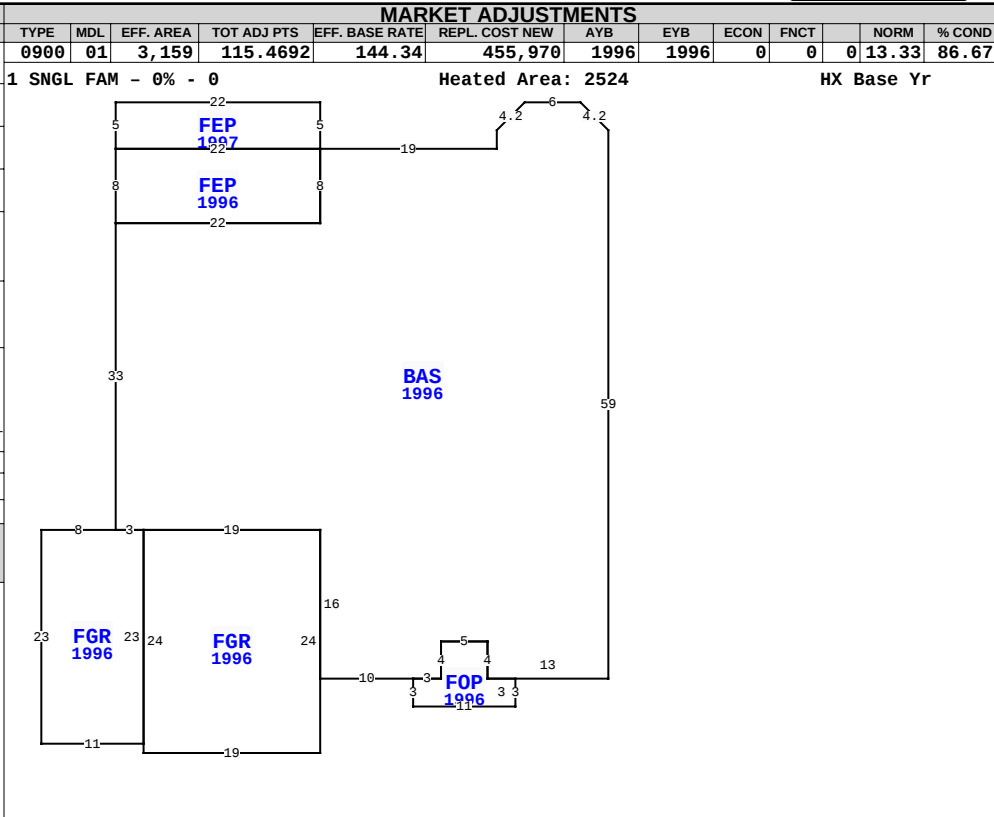
TOTALS	3,572		3,159	395,189
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580	
2	0811	CONCRETE B	0	0	0	0	932.00	SF	5.20	5.20	100	1996	1996	3	72	3,489	
3	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50	6.50	100	1996	1996	3	72	749	
4	0810	CONCRETE A	0	0	0	0	76.00	SF	6.50	6.50	100	1996	1996	3	72	356	
5	0861	POOL GUNIT	0	0	0	0	311.00	SF	85.00	85.00	100	2006	2006	3	44	11,631	
6	0845	KOOL DECK	0	0	0	0	534.00	SF	7.25	7.25	100	2006	2006	3	87	3,368	
7	0910	SCRN RM L	0	0	0	0	812.00	SF	15.00	15.00	100	2006	2006	3	27	3,289	
8	0810	CONCRETE A	0	0	0	0	168.00	SF	6.50	6.50	100	2006	2006	3	87	950	

LAND DESCRIPTION																	
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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
1	000134	C	SFR POND	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500



BLD DATE	02/11/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

870 W LAGUNA DR, FERNANDINA BEACH

TOTAL OB/XF 25,412																	
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TOTAL OB/XF 25,412																	
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												

VALUATION BY		STANDARD										
Tax Group: 2		Tax Dist:										
BUILDING MARKET VALUE		395,189										
TOTAL MARKET OB/XF VALUE		25,412										
TOTAL LAND VALUE - MARKET		302,500										
TOTAL MARKET VALUE		723,101										
SOH/AGL Deduction		81,193										
ASSESSED VALUE		641,908										
TOTAL EXEMPTION VALUE		0										
BASE TAXABLE VALUE		641,908										
TOTAL JUST VALUE		723,101										
NCON VALUE		0										
INCOME VALUE												
PREVIOUS YEAR MKT VALUE		707,178										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121676	REROOFW/30YR SHNG	8,000	08/16/2012
20060664	POOL SCREEN	6,500	04/01/2006
20060470	ELEC.FOR POOL	1,000	03/07/2006
20060119	SWIM POOL	40,000	01/19/2006
10533	ENCLOSE PORCH	3,824	06/10/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2097/0701	1/27/2017	WD	Q	I	01	450,000	

GRANTOR: NEAL LINDA A ET AL
GRANTEE: MACDONALD CHERYL F
1720/0837 11/19/2010 QC U I 11 100
GRANTOR: NEAL DONALD C & LINDA
GRANTEE: NEAL LINDA A

BUILDING NOTES							
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BUILDING DIMENSIONS							
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BAS=[YR=1996] L3 U3 W6 D3 L3 S2 W19 FEP=[YR=1997] N5 W22
S5 FEP=[YR=1996] S8 E22 N8 W22 \$ E22\$S8 W22 S33
FGR=[YR=1996] W8 S23 E11 N23 W3 \$ E3 FGR=[YR=1996] S24 E19
N24 W19 \$ E19 S16 E10 FOP=[YR=1996] S3 E11 N3 W3 N4 W5 S4 W3
\$ E3 N4 E5 S4 E13 N59 \$.