BLK 2 LOTS 3 & 4
OLD TOWN S/D UNR

MCKINNON CAROL J/DARISH NORMAN J
30 LORING BLVD #404
PLYMOUTH, MA 02360

2024

00-00-31-1580-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

107 ESTRADA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	217,855
TOTAL MARKET VALUE	217,855
SOH/AGL Deduction	0
ASSESSED VALUE	217,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,855
TOTAL JUST VALUE	217,855
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020041	DEMOLITION	0	01/08/2021
20172639	DEMO ADDIT	0	08/24/2017
20120571	DEMOLITION	500	04/05/2012
20040557	DEMOLITION	1,000	03/23/2004
20040459	REPAIR/RRF	2,000	03/10/2004
984947	OTHER	0	02/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2683/1367	12/08/2023	WD	Q	V	01	268,000
GRANTOR: SHAW CASSIDY D						
GRANTEE: MCKINNON CAROL J						
2110/0672	3/30/2017	WD	Q	I	02	85,000
GRANTOR: ANDERSON HOWARD & BAK						
GRANTEE: SHAW CASSIDY D & RO						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	0	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.10	4,250.00	4,675.00	217,855							

REVIEW DATE 04/18/2024 BY MLU Total Acres: 0.00 Total Land Value: 217,855 Market: 0 Agricultural: 0 Common: 217,855 PRINTED 08/06/2024 BY SYS