

MCNULTY MICHAEL P & JOAN P
2414 VIA DEL REY
FERNANDINA BEACH, FL 32034

00-00-31-1685-0019-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

08WD ON PLY 50

20FACE BRICK 50

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 90

11CLAY TILE 10

03CENTRAL 100

04AIR DUCTED 100
4 100
2 100

02WOOD FRAME 100
2. 100
0 100

02DIST FB 100
00 NONE 100

03Quality Level 03

0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1073.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS74810074864,240

BAS1,3941001,394119,721

FEP144801159,876

FGR5755531627,139

FOP342301038,846

TOTALS3,2032,676229,823

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C010000120.00SF4.004.0010019801980332.5156

20812CONCRETE C010000720.00SF4.004.0010019801980332.5936

30812CONCRETE C010000500.00SF4.004.0010019801980332.5650

40500FP-PRE FAB0100001.00UT1,750.001,750.0010019801980346.5814

50940SHEDS/PORT01001510150.00SF21.3021.3010019971997320639

61242WD DECK A0100187126.00SF10.0010.0010019971997320252

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000140CSFRSFGOLF A100R1-G0.000.001.00LT1.001.001.001.00300,000.00300,000.00300,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,67698.6880123.36330,111197819780030.3869.62

1 SNGL FAM - 100% - 0Heated Area: 2142HX Base Yr

232512712

23164238938

2717

44

44

17

12

12

7

7

25

25

24

4

4

9

9

FGR1993

BAS1993

FOP2007

FEP2007

BAS1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE229,823

TOTAL MARKET OB/XF VALUE3,447

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE533,270

SOH/AGL Deduction336,777

ASSESSED VALUE196,493

TOTAL EXEMPTION VALUEHX HB SX100,000

BASE TAXABLE VALUE96,493

TOTAL JUST VALUE533,270

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE473,615

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

0265/04975/01/1978WDQV16,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W33 W12 S16 W25 S7 E24 S4 E4 E42 N27 \$

BAS=[YR=1993;ORIG=46,17] N17 W44 S17 E44 \$

FGR=[YR=1993;ORIG=-45,-7] W25 S23 E25 N23 \$

FOP=[YR=2007;ORIG=-42,27] S9 E38 N9 W38 \$

FEP=[YR=2007;ORIG=-33,0] N12 W12 S5 S7 E12 \$