

LOT 348-B
WINDWARD DUPLEXES OR 551/150
F/N/A PT LOTS 3-5 & S 12.5 FT

MCDONALD JAMES H & RENEE C
9715 SLALOM RUN DR
WOODSTOCK, MD 21163

2024

00-00-31-179D-348B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1092.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	72	7,621
FCP	481	25	120	12,701
FOP	60	30	18	1,905
FST	171	55	94	9,949
FUS	439	100	439	46,464
FUS	944	100	944	99,914

TOTALS	2,167		1,687	178,554
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0416	DUNEWALKS	0	0	1	292	292.00	SF	15.00	15.00	876
2	0810	CONCRETE A	0	0	0	0	970.00	SF	6.50	6.50	3,436
3	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	6.50	159
4	1242	WD DECK A	0	0	5	11	55.00	SF	10.00	10.00	110
5	1242	WD DECK A	0	0	2	28	56.00	SF	10.00	10.00	112
6	1241	WD DECK G	0	0	1	292	292.00	UT	11.50	11.50	672
7	1242	WD DECK A	0	0	11	14	154.00	SF	10.00	10.00	308
8	1241	WD DECK G	0	0	8	13	104.00	UT	15.53	15.53	323

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	SFR OCN FT	0	0006	R-3	30.00	200.00	30.63	FF	

REVIEW DATE 04/22/2024 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,687	128.8000	122.36	206,421	1989	1995	0	0	13.50	86.50
1 TOWNHOUSE - 0% - 0											
Heated Area: 1455											
HX Base Yr											
BLD DATE: 05/07/2024 MLU											

348 S FLETCHER AVE	B, FERNANDINA BEACH
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		178,554	
TOTAL MARKET OB/XF VALUE		5,996	
TOTAL LAND VALUE - MARKET		505,395	
TOTAL MARKET VALUE		689,945	
SOH/AGL Deduction		0	
ASSESSED VALUE		689,945	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		689,945	
TOTAL JUST VALUE		689,945	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		657,450	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110551	REPAIR/RRF	2,000	04/13/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2484/0503	7/29/2021	WD	Q	I	01
GRANTOR: LEE MIRANDA A					SALE PRICE
GRANTEE: MCDONALD JAMES H &					825,000
2474/0253					0
6/25/2021					
FJ U I 11					
GRANTOR: LEE MICHAEL PAUL ESTA					
GRANTEE: LEE MIRANDA A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1993] W13 S10 FST=[YR=1993] W9 S19 BAS=[YR=1993] S8 E9 N8 W9 \$ E9 N19S\$27 E13 N37 \$ PTR= E15 FUS=[YR=1993] E13 S10 E9 S37 W10 FOP=[YR=1993] W12 S5 E12 N5\$ W12 N47 \$ W15 \$ PTR= E50 FUS=[YR=1993] E17 S27 W13N5 W4 N22 \$ W50 \$.											

TOTAL OB/XF											
5,996											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	SFR OCN FT	0	0006	R-3	30.00	200.00	30.63	FF	

Total Acres: 0.00 Total Land Value: 505,395 Market: 0 Agricultural: 0 Common: 505,395 PRINTED 08/06/2024 BY SYS