

BLOCK 216 SUB N1/2 OF B OF 10
& N 1' OF S1/2 OF B OF 10
IN OR 1342/559

MCDONALD ZELL GLORIA KEGLER
2915 PARK SQ PL
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0216-10B1



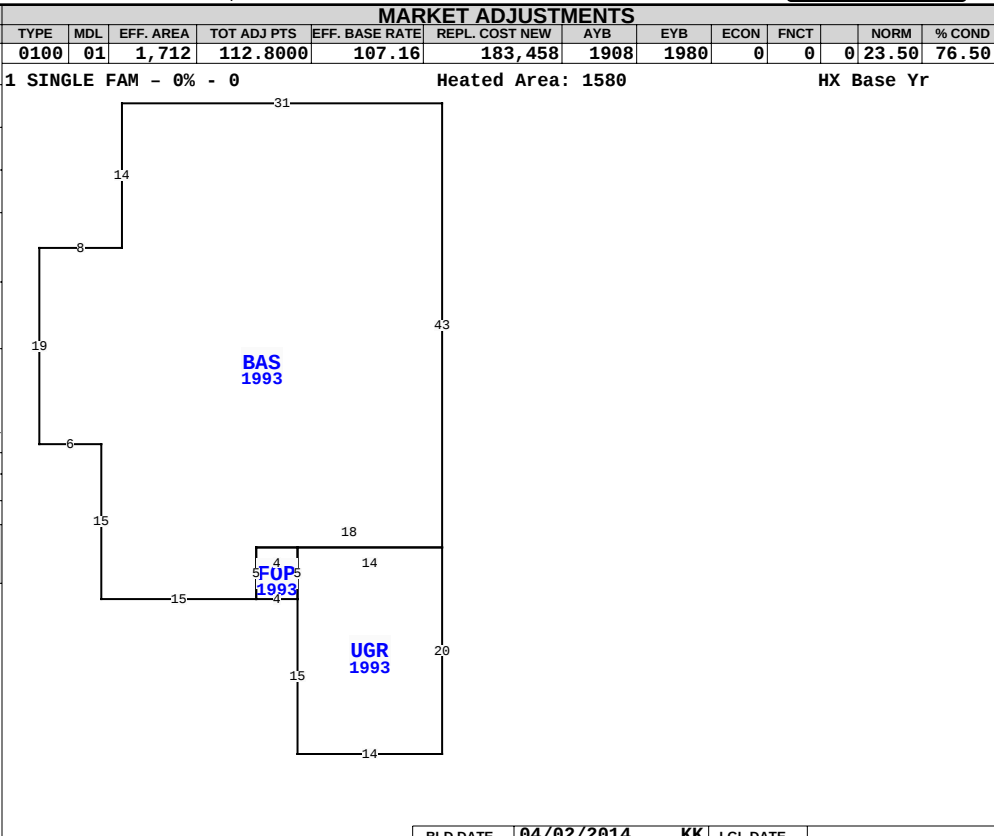
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100	1,580	129,524
FOP	20	30	6	492
UGR	280	45	126	10,329
TOTALS	1,880		1,712	140,345

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	11	9	99.00	SF	6.50	6.50	
3	1242	WD DECK A	0	0	8	13	104.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-2	44.00	100.00	44.00	FF	



BLD DATE	04/02/2014	KK	LGL DATE	
XF DATE			LAND DATE	03/18/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF											
2,971											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	140,345		
TOTAL MARKET OB/XF VALUE	2,971		
TOTAL LAND VALUE - MARKET	96,800		
TOTAL MARKET VALUE	240,116		
SOH/AGL Deduction	42,123		
ASSESSED VALUE	197,993		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	197,993		
TOTAL JUST VALUE	240,116		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	225,254		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5550	ADDITION	25,000	08/21/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1342/0559	8/16/2005	QC U	I	01	
GRANTOR: MCDONALD ZELL GLORIA					
GRANTEE: PINKETT SHELLEY R MC					
0616/0444	1/07/1991	QC U	I	07	
GRANTOR: HARVEY CLARENCE & L					
GRANTEE: MCDONALD ZELL G					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W31 S14 W8 S19 E6 S15 E15 FOP=[YR=1993] E4											
UGR=[YR=1993] S15 E14 N20 W14 S5 \$ N5 W4 S5 \$ N5 E18 N43 \$.											