PT E1/2 OF NE1/4 OF NW1/4 OF
SEC 16-3N-24E & PT OF LOTS
33 & 34 IN OR 2700/24

MOUNTJOY REAL ESTATE LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

16-3N-24-0000-0007-0020

BUILDING CHARACTERISTICS

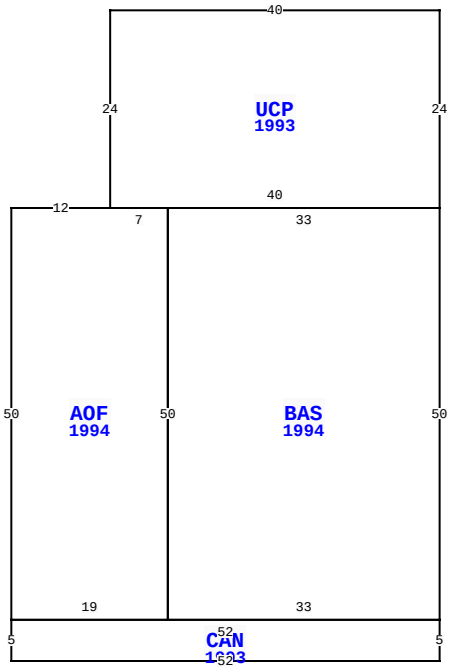
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1920	PROF DAYCARE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	950	100	950	82,259
BAS	1,650	100	1,650	142,870
CAN	260	30	78	6,754
UCP	960	20	192	16,625
TOTALS	3,820		2,870	248,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,870	81.0160	115.45	331,342	1958	1998	0	0	0	25.00	75.00

1 RETAILSTOR – 0% - 0 Heated Area: 2600 HX Base Yr



551435 US HWY 1, HILLIARD

BLD DATE	12/21/2022 HS	LGL DATE	
XF DATE	01/14/2020 KKA	LAND DATE	01/14/2020 KKA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	248,506
TOTAL MARKET OB/XF VALUE	5,654
TOTAL LAND VALUE - MARKET	86,332
TOTAL MARKET VALUE	340,492
SOH/AGL Deduction	157,453
ASSESSED VALUE	183,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,039
TOTAL JUST VALUE	340,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220245	REMODEL	0	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/24	3/14/2024	SW	Q	I	01	350,000
GRANTOR: JOHNSON'S MANAGEMENT						
GRANTEE: MOUNTJOY REAL ESTAT						
1348/1775	9/09/2005	WD	U	I	19	144,300
GRANTOR: JOHNSON CONNIE L						
GRANTEE: JOHNSON'S MANAGEMEN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W40 S24 AOF=[YR=1994] W12 S50 CAN=[YR=1993] S5 E52 N5 BAS=[YR=1994] N50 W33 S50 E33$ W52$ E19 N50 W7$ E40 N24$.

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
1	0803	ASPHALT C	0	0	0	0	2,592.00	SF	2.00	2.00	100	1970	1970	3	50	2,592	
2	1127	BRICK 8"	0	0	0	0	159.00	SF	11.00	11.00	100	1958	1958	3	35	612	
4	0810	CONCRETE A	0	0	0	0	339.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,311	
5	0430	CL FNC 6B	0	0	0	0	54.00	LF	9.70	9.70	100	2007	2007	3	72	377	
6	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2007	2007	3	72	648	
7	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2007	2007	3	91	114	

LAND DESCRIPTION

TOTAL OB/XF 5,654

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	001100	C	STORE 1FLR	0	0004	C-1	0.00	0.00	43,166.00	SF		1.00	1.00	1.00	2.00	2.00	86,332							

REVIEW DATE 12/21/2022 BY HS Total Acres: 0.00 Total Land Value: 86,332 Market: 0 Agricultural: 0 Common: 86,332 PRINTED 08/06/2024 BY SYS