

LOT 10
IN OR 1498/1786
EX R/W OR 400/807

MCCORMICK SAMUEL R EST
C/O BRANDY DENISE MCCORMICK, 95240 MARC ANTHONY RD
FERNANDINA BEACH, FL 32034

2024

29-2N-28-4950-0010-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories		0 100		
Units		0 100		
Quality		03	Quality Level 03	
DOR CODE		0200	MOBILE HOME	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1,496	34,495
FOP	16	30	5	115
USP	136	50	68	1,568
UST	280	55	154	3,551
TOTALS	1,928		1,723	39,729

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,723	109.8000	76.86	132,430	1982	1982	0	0	70.00	30.00
1 M/H 93- - 100% - 2023 Heated Area: 1496 HX Base Yr 2023											
95240 MARC ANTHONY RD, FERNANDINA BEACH											
BLD DATE: 05/30/2023 MLU											

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					39,729				
TOTAL MARKET OB/XF VALUE					10,140				
TOTAL LAND VALUE - MARKET					110,250				
TOTAL MARKET VALUE					160,119				
SOH/AGL Deduction					0				
ASSESSED VALUE					160,119				
TOTAL EXEMPTION VALUE					WX HX HB 55,000				
BASE TAXABLE VALUE					105,119				
TOTAL JUST VALUE					160,119				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					157,683				