

PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 766/1906 &
PT WILLIAM BERRIE GRANT

MCCORMICK DEWAYNE DAVID
96068 GARNER VIEW MANOR
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0000-0012-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	30	VINYL 100	0800	02	1,694	128.9200	96.69	163,793	2000	2000	0	0	0	54.00	46.00														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2003														Heated Area: 1647												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2003												
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																											
Quality			04	Quality Level 04																									
DOR CODE			0200 MOBILE HOME																										
MAP NUM																	MKT AREA			04									
NEIGHBORHOOD/LOC			4020.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,647	100	1,647	73,254																									
DCK	312	15	47	2,090																									
TOTALS			1,959	1,694														75,345											
EXTRA FEATURES			96068 GARNER VIEW MNR, FERNANDINA BEACH																										
L N	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	0350	CARPORT WD	0 100	0	0	120.00	SF	13.00	13.00	100	1990	1990	3	20	312														
2	0350	CARPORT WD	0 100	8	16	128.00	SF	13.00	13.00	100	1996	1996	3	20	333														
3	0810	CONCRETE A	0 100	3	50	150.00	SF	6.50	6.50	100	1990	1990	3	59.5	580														
4	0810	CONCRETE A	0 100	2	14	28.00	SF	6.50	6.50	100	1996	1996	3	72	131														
5	0351	CARPORT MT	0 100	16	30	480.00	SF	10.00	10.00	100	2001	2001	3	20	960														
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000115	C	SFR ACRES	100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	320,000												
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250												
REVIEW DATE 03/07/2019 BY KWA Total Acres: 4.50 Total Land Value: 321,250 Market: 0 Agricultural: 0 Common: 321,250 PRINTED 08/06/2024 BY SYS																													