LOT 25
NORTH SHORE SUB PB 5/255-256

MCNAMEE KENNETH PATRICK &/HARVEY KERRY A
96103 NORTHSHORE DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5340-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

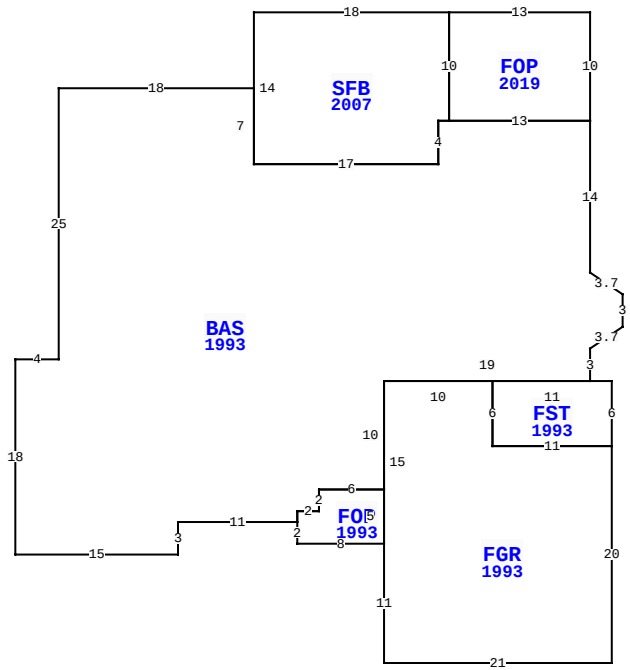
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	1,652	209,377
FGR	480	55	264	33,460
FOP	36	30	11	1,394
FOP	130	30	39	4,943
FST	66	55	36	4,562
SFB	248	80	198	25,094
TOTALS	2,612		2,200	278,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,200	107.4080	134.26	295,372	1991	2011	0	0	0	5.60	94.40

1 SNGL FAM – 100% - 2023 Heated Area: 1850 HX Base Yr 2023



96103 NORTH SHORE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,831
TOTAL MARKET OB/XF VALUE		4,104
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		377,935
SOH/AGL Deduction		31,913
ASSESSED VALUE		346,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,022
TOTAL JUST VALUE		377,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905939	XFOB	4,000	04/01/1999
974374	ADDITION	2,000	10/01/1997
7415	NEW CONSTR	66,025	07/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/0384	9/27/2022	WD	Q	I	01	535,000
GRANTOR: SMITH VIRGINIA R & RE						
GRANTEE: MCNAMEE KENNETH PAT						
2049/1291	5/27/2016	QC	U	I	11	100
GRANTOR: SMITH VIRGINIA R						
GRANTEE: LANASTER REGINA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N14 FOP=[YR=2019] N10 W13 S10 E13$ W13
SFB=[YR=2007] N10W18 S14 E17 N4 E1$ W1 S4 W17 N7 W18 S25 W4
S18 E15 N3 E11 FOP=[YR=1993] S2 E8 FGR=[YR=1993] S11 E21 N20
FST=[YR=1993] N6 W11 S6 E11 $ W11 N6 W10 S15 $ N5 W6 S2 W2 S1
$ N1 E2 N2 E6 N10 E19 N3 R3 U2 N3 U2 L3 $.

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	0812	CONCRETE C	0	100	0	0	1,655.00	SF	4.00	4.00	100	1991	1991	3	62	4,104	

LAND DESCRIPTION

TOTAL OB/XF 4,104

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 12/02/2019 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS