

MCGAULEY JAMES C & MARGARET B
96565 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

46-3N-28-6205-0078-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD

CD

HARDIE BRD 100
GABLE/HIP 100
STAND SEAM 100
DRYWALL 100
CLAY TILE 50
CARPET 50
CENTRAL 100
AIR DUCTED 100

5 100
4 100
WOOD FRAME 100

1.5 100
0 100
NONE 100

QUALITY 04
SINGLE FAMILY
MKT AREA 04
NEIGHBORHOOD/LOC 4079.00

TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAL 84 15 13 2,131
BAS 2,799 100 2,799 458,845
FGR 792 55 436 71,474
FOP 147 30 44 7,213
FUS 400 100 400 65,573
SFB 391 80 313 51,310
STP 16 10 2 328

TOTALS 4,629 4,007 656,876

MATERIALS CONSTRUCTION

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500 01 4,007 115.0380 172.56 691,448 2006 2012 0 0 5.00 95.00

SFR CUST - 100% - 2019 Heated Area: 3512 HX Base Yr 2019

SFB 2017 FUS 2006 BAS 2006 BAL 2006 STP 2006 FGR 2006

FLOOR PLAN

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 656,876
TOTAL MARKET OB/XF VALUE 17,641
TOTAL LAND VALUE - MARKET 140,000
TOTAL MARKET VALUE 814,517
SOH/AGL Deduction 288,089
ASSESSED VALUE 526,428
TOTAL EXEMPTION VALUE HX HB 50,000
BASE TAXABLE VALUE 476,428
TOTAL JUST VALUE 814,517
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 810,222

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
2169/1621 1/10/2018 WD Q I 02 625,000

GRANTOR: CALVERT FRANK H L/E
GRANTEE:MCGAULEY JAMES C &
1713/0477 12/06/2010 QC U I 11 100
GRANTOR: CALVERT FRANK H
GRANTEE: CALVERT FRANK H L/E

BUILDING NOTES

BAS=[YR=2006] W22 SFB=[YR=2017] W30 S10 R3 D3 S3 E19 N7 R3 U3 E5 N6\$ S6 W5 D3 L3 S7 W19 N3 U3 L3 W8 D3 L3 S5 W1 S38 E15 N1 FOP=[YR=2006] E10 STP=[YR=2006] S2 E8 N2 W8\$ E17 FGR=[YR=2006] S33 E22 N36 W22 S3\$ N5 W10 N2 W6 S2 W11 S5 \$ N5 E11 N2 E6 S2 E10 S2 E22 N52\$ PTR= E30 FUS=[YR=2006] E8 N3 E3 S3 E6 N3 E5 S27 BAL=[YR=2006] S6 W14 N6 E14 \$ W14 N19 W8 N5 \$ W30 \$.

LAND DESCRIPTION TOTAL OB/XF 17,641

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1 000133 C SFR LAKE 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 140,000.00 140,000.00 140,000

REVIEW DATE 01/14/2020 BY TWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS