

MERZ ANTHONY/MIKLAS PAIGE
96522 GRANITE TRL
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall

25

MOD METAL 100

Roof Structur

01

FLAT 100

Roof Cover

01

MINIMUM 100

Interior Wall

04

PLYWOOD 100

Interior Floo

13

LVT/LAMNT 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

3

100

Bathrooms

1

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 100

Units

0

100

BUD8 Adjustme

05

DIST 1A 100

Quality

01

Quality Level 01

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

03

NEIGHBORHOOD/LOC

3026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

848

100

1993

848

6,119

DCK

64

15

2008

10

72

USP

96

50

1993

48

346

TOTALS

1,008

906

6,538

EXTRA FEATURES

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

0940

SHEDS/PORT

0

0

9

9

81.00

SF

18.30

18.30

100

1970

1970

3

20

296

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

RES

0

RSF-

2100.00

51.00

1.00

LT

1.00

1.00

1.00

100,000.00

100,000.00

100,000

REVIEW DATE

07/29/2019

BY

DJA

Total Acres:

0.00

Total Land Value:

100,000

Market:

0

Agricultural:

0

Common:

100,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

AP

NORM

% COND

0820

02

906

45.1000

36.08

32,688

1970

1970

0

0

20

70.00

20.00

Heated Area: 848

HX Base Yr

1 M/H 93- - 0% - 0

26

10

20

8

8

12

27

12

8

12

BAS

1993

DCK

2008

USP

1993

BLD DATE

09/30/2008

DJ

LGL DATE

XF DATE

LAND DATE

INC DATE

AG DATE

1424 IAN DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE

6,538

TOTAL MARKET OB/XF VALUE

296

TOTAL LAND VALUE - MARKET

100,000

TOTAL MARKET VALUE

106,834

SOH/AGL Deduction

36,717

ASSESSED VALUE

70,117

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

70,117

TOTAL JUST VALUE

106,834

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

106,016

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2297/1393

8/09/2019

WD Q

I

01

45,000

GRANTOR: MCCREADY JASON & LIAN

GRANTEE: MERZ ANTHONY & PAIG

1509/1046

7/02/2007

TD Q

I

50,000

GRANTOR: BROWN DOROTHY TRUSTEE

GRANTEE: MCCREADY JASON & LI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N10 DCK=[YR=2008] N8 W8S8 E8\$ W20 S10 W26 S12 E27 USP=[YR=1993] S8 E12 N8 W12 \$ E27 N12 \$.