

LOT 36
IN OR 700/872
ISLAND GROVE PHASE 1 PB 5/44

MCGOWAN LISA D
2106 JEKYLL CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	14	WD SHINGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	330	100	2009	330	45,708
HXB	1,164	100	1993	1,164	161,226
HXP	24	30	1993	7	970
HXS	143	40	1995	57	7,895
TOTALS	1,661			1,558	215,799

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	47	8	376.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	
3	0845	KOOL DECK	0	100	0	0	780.00	SF	7.25	7.25	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	
6	0471	VINYL FNC	0	100	0	0	37.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,558	128.0916	169.08	263,427	1984	1984	0	0	0 18.08	81.92

1 SNGL FAM - 78.82% - 1986

Heated Area: 1494

HX Base Yr 1986

HXB
1993

HXS
1995

BAS
2009

HX®
1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2025 MLU

TOTAL OB/XF											
14,081											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		215,799	
TOTAL MARKET OB/XF VALUE		14,081	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		429,880	
SOH/AGL Deduction		297,679	
ASSESSED VALUE		132,201	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		81,479	
TOTAL JUST VALUE		429,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502242	ADDITION	2,000	09/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0700/0872	3/15/1994	QC	Q	I	06	2,900	
GRANTOR: MCGOWAN CHARLES E							
GRANTEE: MCGOWAN LISA D							
0468/0078	9/01/1985	WD	Q	I		53,300	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXS=[YR=1995] W13 S11 HXB=[YR=1993] W39 S27 E33 HXP=[YR=1993] S6 E4 BAS=[YR=2009] E15 N22 W15 S22 \$ N6 W4 \$ E4 N16 E15 N11 W13 \$ E13 N11 \$.											