LOT 15
IN OR 2127/707
ISLAND BLUFF SUB PB 5/92

TOOHEY PATRICK T & PATTI K
2140 MALLARD LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 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	11	CLAY TILE 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

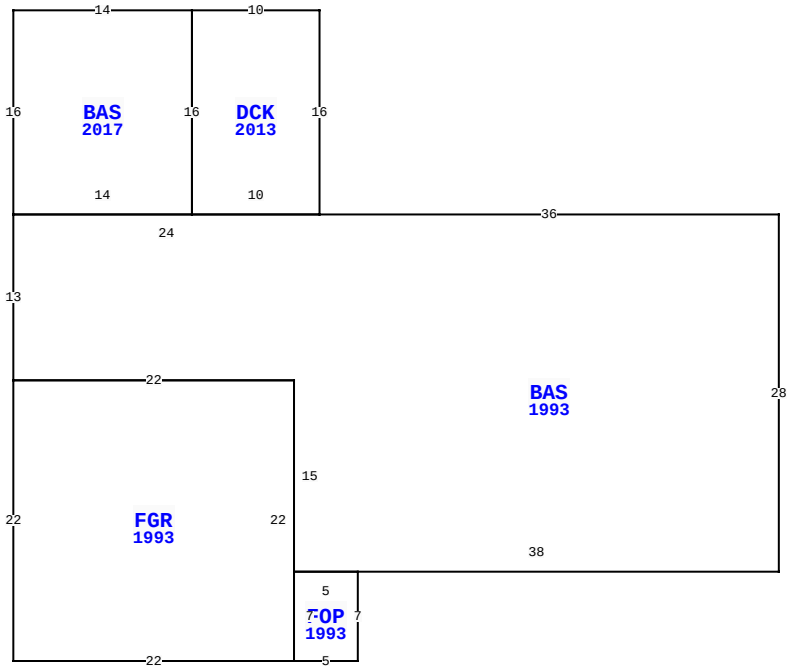
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	190,113
BAS	224	100	2017	224	31,545
DCK	160	10	2013	16	2,253
FGR	484	55	1993	266	37,459
FOP	35	30	1993	10	1,408
TOTALS	2,253			1,866	262,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,866	124.5335	164.38	306,733	1986	1995	0	0	0	14.33	85.67

1 SNGL FAM – 100% - 2024 Heated Area: 1574 HX Base Yr



2140 MALLARD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		262,778
TOTAL MARKET OB/XF VALUE		19,579
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		482,357
SOH/AGL Deduction		49,289
ASSESSED VALUE		433,068
TOTAL EXEMPTION VALUE	13	433,068
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		482,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007144	ADDITION	0	08/27/2020
B1633610	REMODEL	23,000	12/01/2016
P993668	REMODEL	2,200	10/16/1999
B9603065	REMODEL	1,500	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2127/0707	6/15/2017	WD	Q	I	01	285,000
GRANTOR: MAYO WILLIAM & LILA						
GRANTEE: TOOHEY PATRICK T &						
1887/0730	10/29/2013	WD	Q	I	02	190,000
GRANTOR: BRENNAN JACQUALYN & A						
GRANTEE: MAYO WILLIAM & LILA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 DCK=[YR=2013] N16 W10 BAS=[YR=2017] W14 S16 E14 N16$ S16 E10$ W24 S13 FGR=[YR=1993] S22 E22 FOP=[YR=1993] E5 N7 W5 S7 $ N22 W22 $ E22 S15 E38 N28 $.

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	0810	CONCRETE A	0	100	0	0	862.00	SF	6.50	6.50	100	1986	1986	3	47	2,633	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	90.00	90.00	100	2012	2012	3	50	7,200	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
4	0855	CONC PAVER	0	100	0	0	640.00	SF	7.00	7.00	100	2016	2016	3	95	4,256	
5	0855	CONC PAVER	0	100	0	0	380.00	SF	7.00	7.00	100	2015	2015	3	95	2,527	
6	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1986	1986	3	47	49	
7	1242	WD DECK A	0	100	0	0	442.00	SF	10.00	10.00	100	1995	1995	3	20	884	

LAND DESCRIPTION

TOTAL OB/XF 19,579

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS