

LOT 10
IN OR 1839/7
OCEAN FOREST PB 5/124

MCGRATH MELINDA J REVOC TRUST/MCGRATH MELINDA J TR
1619 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-046F-0010-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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 03			
NEIGHBORHOOD/LOC	3033.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,289	100	2000	3,289	617,196
FGR	684	55	2000	376	70,558
FOP	245	30	2000	74	13,887
FOP	344	30	2000	103	19,328
FST	8	55	2000	4	751
FST	10	55	2000	6	1,126
TOTALS	4,580			3,852	722,846

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,852	132.7023	209.67	807,649	2000	2002	0	0	10.50	89.50
1 SFR CUST - 100% - 2007						Heated Area: 3289		HX Base Yr 2007			
The floor plan diagram illustrates a building layout with several rooms and corridors. The rooms are labeled with blue text: FOP 2000 (top left), BAS 2000 (top right), FGR 2000 (bottom right), FST 2000 (bottom center), and FOP 2000 (bottom left). Dimensions are provided for various segments of the plan, such as 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10, 6, 4, 7, 9, 15, 54, 7, 9, 8.5, 11, 8.5, 33, 11, 37, 42, 16, 9, 7, 6, 11, 7, 4, 6, 4, 7, 9, 15, 6, 10, 5, 18, 4, 9, 13, 10											

MCGRATH MELINDA J REVOC TRUST/MCGRATH MELINDA J TR
1619 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

00-00-30-046F-0010-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		8										
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
																						VALUATION BY										STANDARD										
																							Tax Group: 8										Tax Dist:									
																							BUILDING MARKET VALUE										722,846									
																							TOTAL MARKET OB/XF VALUE										33,143									
																							TOTAL LAND VALUE - MARKET										367,500									
																							TOTAL MARKET VALUE										1,123,489									
																							SOH/AGL Deduction										659,095									
																							ASSESSED VALUE										464,394									
																							TOTAL EXEMPTION VALUE										HX HB WX 55,722									
																							BASE TAXABLE VALUE										408,672									
																							TOTAL JUST VALUE										1,123,489									
																							NCON VALUE										0									
																							INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										877,297									