PT OF LOTS 73 & 74
IN OR 2457/1659
SUB PT OF SEC 4 PB 0/59

MCCARTHY DANIEL JR & LAUREN
891 NISSEN DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0073-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

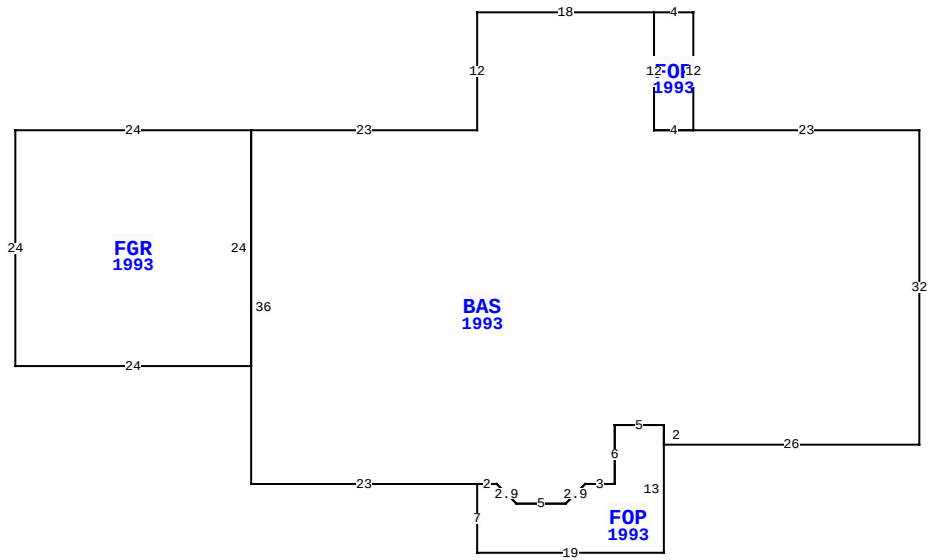
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,544	100	1993	2,544	218,263
FGR	576	55	1993	317	27,197
FOP	48	30	1993	14	1,202
FOP	149	30	1993	45	3,861
TOTALS	3,317			2,920	250,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,920	103.6820	103.68	302,746	1983	1983	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 0 Heated Area: 2544 HX Base Yr 1993



891 NISSEN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0811	CONCRETE B	0	100	0	0	912.00	SF	5.20	5.20	100	1983	1983	3	38	1,802	
3	0858	SCULP CONC	0	100	0	0	252.00	SF	13.00	13.00	100	1983	1983	3	77	2,523	
4	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1983	1983	3	38	259	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	2000	2000	3	20	579	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		250,522
TOTAL MARKET OB/XF VALUE		6,966
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		382,488
SOH/AGL Deduction		199,462
ASSESSED VALUE		183,026
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,304
TOTAL JUST VALUE		382,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318509	H/AC	0	07/01/2013
B24916	REPAIR/RRF	13,900	07/01/2011
5631	GARAGE	9,792	04/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/1659	4/26/2021	WD	U	I	11	50,000
GRANTOR: MCCARTHY DANIEL JR &						
GRANTEE: MCCARTHY DANIEL JR						
0660/0833	6/04/1992	WD	Q	I		121,000
GRANTOR: KOLCZYNSKI LEONARD						
GRANTEE: MCCARTHY DANIEL JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FOP=[YR=1993] N12 W4 S12 E4$ W4 N12 W18 S12 W23 FGR=[YR=1993] W24 S24 E24 N24 $ S36 E23 FOP=[YR=1993] S7 E19 N13 W5 S6 W3 D2 L2 W5 U2 L2 W2$ E2 D2 R2 E5 U2 R2 E3 N6 E5 S2 E26 N32$.

LAND DESCRIPTION

TOTAL OB/XF 6,966

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-	2142.00	153.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS