LOTS 3 & 4
SUNNYVALE PB 3/29

MCCLAIN EDMOND DONALD JR
815 ADAMS ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0840-0003-0000

BUILDING CHARACTERISTICS

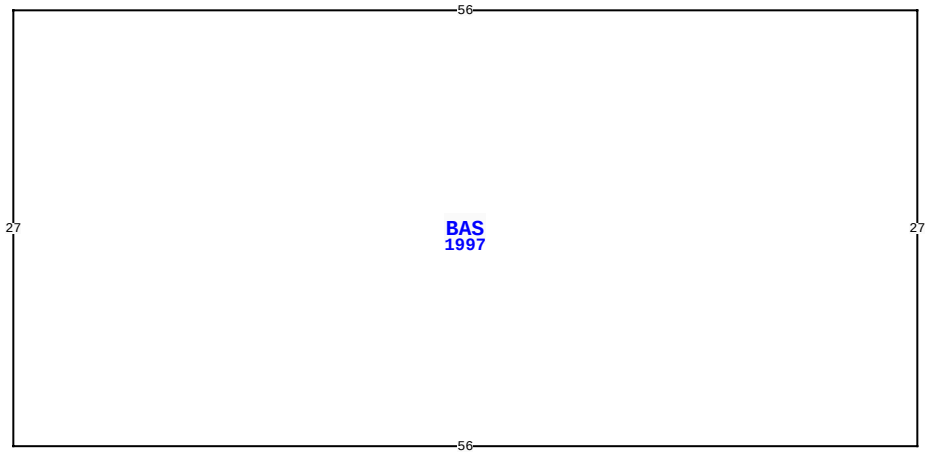
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1997	1,512	52,719
TOTALS	1,512			1,512	52,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.2000	99.62	150,625	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



815 ADAMS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	63,975
TOTAL MARKET OB/XF VALUE	1,471
TOTAL LAND VALUE - MARKET	297,000
TOTAL MARKET VALUE	362,446
SOH/AGL Deduction	77,053
ASSESSED VALUE	285,393
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,393
TOTAL JUST VALUE	362,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHA97055	MH MOVE-ON	0	08/01/1997
0393	GARAGE	15,600	07/01/1993
7674	CHNGE SRVC	0	08/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/1696	11/06/2020	QC	U	I	11	100
GRANTOR: MCCLAIN RONALD K & BE						
GRANTEE: MCCLAIN EDMOND DONA						
2136/0732	7/27/2017	QC	U	I	11	100
GRANTOR: MCCLAIN EDMOND D & JE						
GRANTEE: MCCLAIN EDMOND D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W56 S27 E56 N27$.

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	0	0	0	192.00	SF	6.50	6.50	100	1993	1993	3	64	799	
2	1242	WD DECK A	0	0	8	26	208.00	SF	10.00	10.00	100	1999	1999	3	20	416	
3	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	1999	1999	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 1,471

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	0		RSF-	2165.00	136.00	165.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	297,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 297,000 Market: 0 Agricultural: 0 Common: 297,000 PRINTED 07/30/2025 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

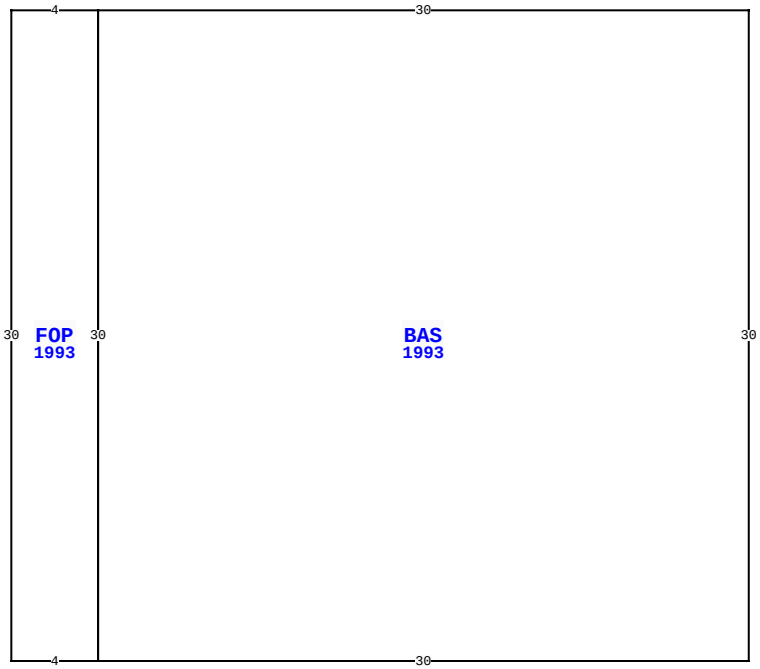
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	10,823
FOP	120	30	1993	36	433
TOTALS	1,020			936	11,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	936	65.0000	24.05	22,511	1993	1993	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 900 HX Base Yr



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GRANTOR: MCCLAIN EDMOND D & JE						
GRANTEE: MCCLAIN EDMOND D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FOP=[YR=1993] W4 S30 E4 N30$ S30E30 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 297,000 Market: 0 Agricultural: 0 Common: 297,000 PRINTED 07/30/2025 BY SYS