BLOCK 23 LOT 7
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

MCKENZIE GERRI BOYCE
1875 HOWARD LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0023-0070

BUILDING CHARACTERISTICS

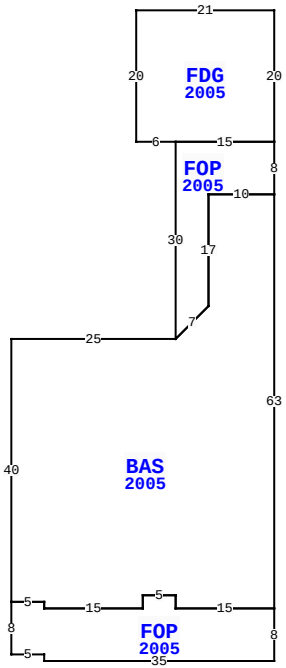
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	2005	1,858	416,947
FDG	420	60	2005	252	56,550
FOP	218	30	2005	65	14,586
FOP	330	30	2005	99	22,216
TOTALS	2,826			2,274	510,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,274	156.0728	246.60	560,768	2005	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 0 Heated Area: 1858 HX Base Yr 2020



1875 HOWARD LN, 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 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		510,299
TOTAL MARKET OB/XF VALUE		29,431
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		789,730
SOH/AGL Deduction		254,260
ASSESSED VALUE		535,470
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		479,748
TOTAL JUST VALUE		789,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051934	XFOB	10,000	06/08/2005
20051601	SWIM POOL	21,000	04/15/2005
20051603	ELEC OTHER	1,000	04/15/2005
20051563	GAS	1,000	04/12/2005
20051445	H/AC	7,000	03/23/2005
20051398	GAS	1,000	03/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2414/0953	12/02/2020	WD	U	I	11	100
GRANTOR: MCKENZIE GARY J & GER						
GRANTEE: MCKENZIE GARY J & G						
2385/0267	8/14/2020	LE	U	I	11	100
GRANTOR: MCKENZIE GARY JAMES						
GRANTEE: MCKENZIE GERRI BOYC						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2005] W21 S20 E6 FOP=[YR=2005] S30 BAS=[YR=2005] W25 S40 FOP=[YR=2005] S8 E5 S1 E35 N8 W15 N2 W5 S2 W15 N1 W5 $ E5 S1 E15 N2 E5 S2 E15 N63 W10 S17 L5 D5 $ U5 R5 N 17 E10 N8 W15 $ E15 N20$.

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	2005	2005	3	88	3,080	
3	0825	BRICK	0	100	9	6	54.00	SF	12.50	12.50	100	2005	2005	3	96	648	
4	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2005	2005	3	84	218	
5	0845	KOOL DECK	0	100	0	0	761.00	SF	14.50	14.50	100	2005	2005	3	84	9,269	
6	0861	POOL GUNIT	0	100	24	10	240.00	SF	85.00	85.00	100	2005	2005	3	36	7,344	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2005	2005	3	22	880	
8	0910	SCRN RM L	0	100	0	0	1,001.00	SF	15.75	15.75	100	2005	2005	3	22	3,468	
9	0810	CONCRETE A	0	100	0	0	508.00	SF	6.83	6.83	100	2005	2005	3	84	2,912	
10	0810	CONCRETE A	0	100	7	8	56.00	SF	6.50	6.50	100	2005	2005	3	84	306	
11	0476	VF 6 SBPL	0	100	0	0	45.00	LF	32.00	32.00	100	2005	2005	3	64	922	

TOTAL OB/XF 29,047

LAND DESCRIPTION

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		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051261	NEW CONSTR	2,000	02/16/2005
20051125	NEW CONSTR	2,000	01/26/2005
20042076	NEW CONSTR	212,000	11/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: MCKENZIE GARY J & GER						
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BUILDING NOTES

BUILDING DIMENSIONS

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
12	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384	

TOTAL OB/XF 384

LAND DESCRIPTION

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS