LOT 13
BEACH HAMMOCK PB 5/154

MCDONALD JOHN J & LISA J REVOCABLE TRUST/MCDONALD
5322 LINDSAY LN
SCHNECKSVILLE, PA 18078

2025

00-00-31-1110-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	04	Quality Level 04

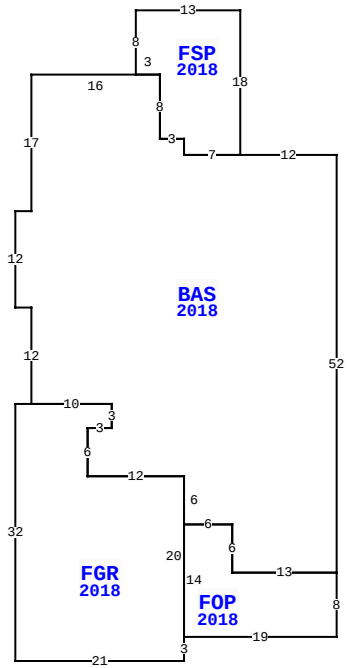
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1062.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	2018	1,830	452,200
FGR	573	55	2018	315	77,838
FOP	188	30	2018	56	13,838
FSP	198	40	2018	79	19,521
TOTALS	2,789			2,280	563,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,280	160.4064	253.44	577,843	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 0% - 2024 Heated Area: 1830 HX Base Yr



2629 RACHEAL AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	563,397
TOTAL MARKET OB/XF VALUE	4,202
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	767,599
SOH/AGL Deduction	0
ASSESSED VALUE	767,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	767,599
TOTAL JUST VALUE	767,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	741,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181559	CO ISSUED	0	12/31/2018
20181559	NEW CONSTR	252,805	05/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/1715	11/03/2023	WD	Q	I	02	925,000
GRANTOR: COOK STEPHEN R &						
GRANTEE: MCDONALD JOHN J & L						
2234/1838	11/05/2018	QC	U	V	11	100
GRANTOR: COOK STEPHEN R						
GRANTEE: COOK STEPHEN R & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 W7 N2 W3 N8 W16 S17 W2 S12 E2 S12 E10 S3 W3 S6 E12 S6 E6 S6 E13 N52 $
FGR=[YR=2018;ORIG=-38,31] W2 S32 E21 N3 N20 W12 N6 E3 N3 W10 $
FSP=[YR=2018;ORIG=-12,0] N18 W13 S8 E3 S8 E3 S2 E7 $
FOP=[YR=2018;ORIG=-19,60] E19 N8 W13 N6 W6 S14 $
.

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	0811	CONCRETE B	0	0	0	0	765.00	SF	5.20	5.20	100	2018	2018	3	97	3,859	
2	1242	WD DECK A	0	0	0	0	44.00	SF	10.00	10.00	100	2018	2018	3	78	343	

LAND DESCRIPTION

TOTAL OB/XF 4,202

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/17/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS