

BLOCK 3 LOT 6
IN OR 1776/1885
BUCKS FDNA BEACH 2 PB 3/17

MCCALLUM R STEVE &/BELL SHERRY MEE
3201 GAZEBO POINT WAY
KNOXVILLE, TN 37920

2025

00-00-31-114B-0003-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0800 MULTI-FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	1993	1,432	155,169
FGR	240	55	1993	132	14,303
FGR	240	55	1993	132	14,303
FOP	44	30	1993	13	1,409
FOP	44	30	1993	13	1,409
FUS	1,476	100	1993	1,476	159,936
PTO	104	5	1993	5	542
PTO	104	5	1993	5	542

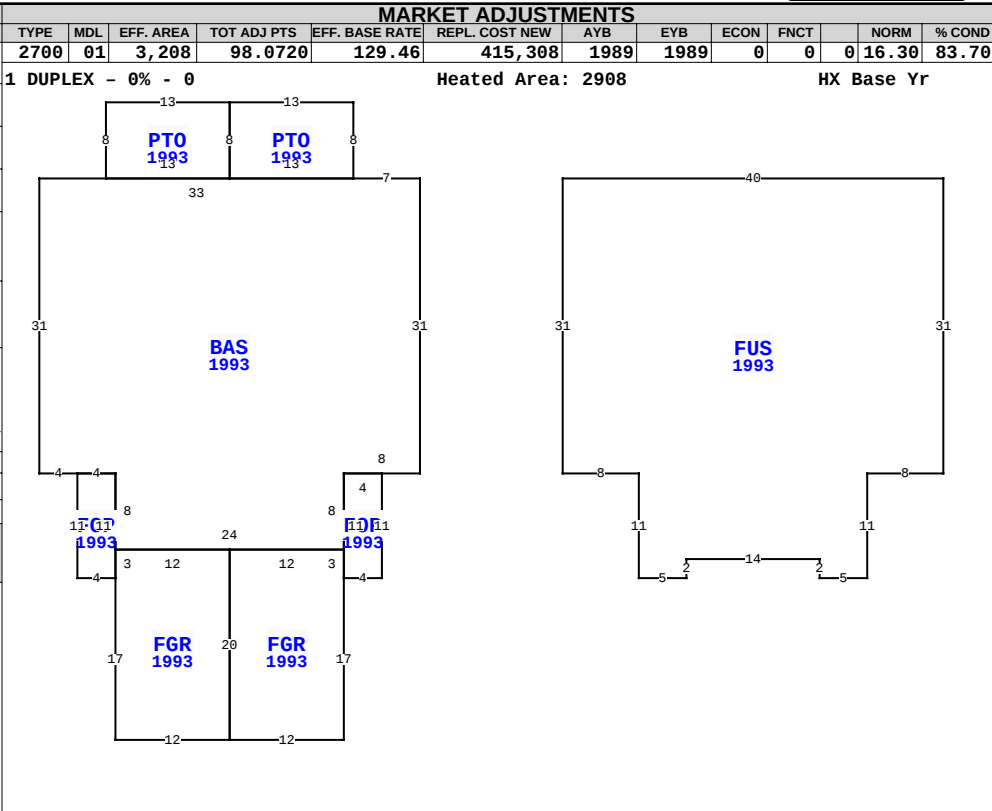
TOTALS 3,684 3,208 347,613

EXTRA FEATURES

L N	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	0812	CONCRETE C	0	0	0	0		1,559.00	4.00	100	1989	1989	3	54.5	3,399	
2	1242	WD DECK A	0	0	0	0		88.00	15.00	100	2015	2015	3	65	858	
3	1242	WD DECK A	0	0	0	0		63.00	10.00	100	2015	2015	3	65	410	

LAND DESCRIPTION			TOTAL OB/XF 4,667													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000800	C	MULTI-FAMILY	0		R-2	50.00	115.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00

REVIEW DATE 03/26/2020 BY DJA



2646 1ST AVE, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2025	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			347,613
TOTAL MARKET OB/XF VALUE			4,667
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			652,280
SOH/AGL Deduction			207,181
ASSESSED VALUE			445,099
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			445,099
TOTAL JUST VALUE			652,280
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			560,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142608	OBSSDEK	5,000	12/11/2014
20061719	REPAIR/RRF	8,250	07/21/2006
B003210	REPAIR/RRF	540	06/12/2000
1004	H/AC	4,000	12/20/1988
2292	NEW CONSTR	4,000	12/20/1988
1298	NEW CONSTR	4,825	12/14/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1776/1885	1/27/2012	WD U	I	I	30
GRANTOR: MCCALLUM R STEVE & SH					
GRANTEE: MCCALLUM R STEVE &					
1505/0045	6/11/2007	WD U	I	I	12
GRANTOR: ISHAM CAROL L					
GRANTEE: MCCALLUM R STEVE ET					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 PTO=[YR=1993] N8 W13 PTO=[YR=1993] W13 S8 E13 N8 \$ S8 E13 \$ W33 S31 E4 FOP=[YR=1993] S11 E4 FGR=[YR=1993] S17 E12 FGR=[YR=1993] E12 N17 FOP=[YR=1993] E4 N11 W4 S11 \$ N3 W12 S20 \$ N20 W12 S3 \$ N11 W4 \$ E4 S8 E24 N8 E8 N31 \$ PTR= E15 FUS=[YR=1993] E40 S31 W8 S11 W5 N2 W14 S2 W5 N11 W8 N31 \$ W15 \$.