LOT 3
IN OR 1810/605
CARLA'S SUB PB 5/48

MCKINNEY MICHAEL J & LEE L
PO BOX 679
PERRY, FL 32348

2025

00-00-31-1175-0003-0000

BUILDING CHARACTERISTICS

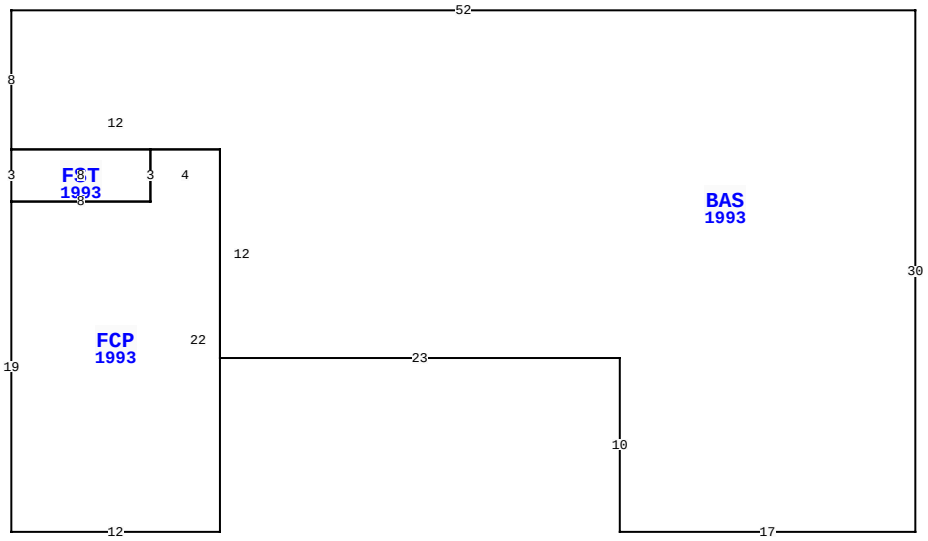
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100	1993	1,066	122,065
FCP	240	25	1993	60	6,870
FST	24	55	1993	13	1,489
TOTALS	1,330			1,139	130,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,139	133.7720	133.77	152,364	1985	1995	0	0	0	14.40	85.60

1 SINGLE FAM – 0% - 0 Heated Area: 1066 HX Base Yr



914 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,424
TOTAL MARKET OB/XF VALUE	6,681
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	262,105
SOH/AGL Deduction	56,380
ASSESSED VALUE	205,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,725
TOTAL JUST VALUE	262,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121285	RE-ROOF W/30YR AR	5,700	06/28/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1810/0605	8/15/2012	WD	U	I	40	130,000
GRANTOR: KNOWLES MARIANNE						
GRANTEE: MCKINNEY MICHAEL J						
1393/0162	3/02/2006	PR	Q	I	01	100
GRANTOR: HEARTSFIELD ELAINE C						
GRANTEE: KNOWLES MARIANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S8 FST=[YR=1993] S3 FCP=[YR=1993] S19 E12 N22W4S3W8$ E8 N3W8$ E12S12E23S10E17N30$.

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	0	0	0	2.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	3,920	
2	0810	CONCRETE A	0	0	30	9	270.00	SF	6.50	6.50	100	1985	1985	3	44	772	
3	0801	ASPHALT A	0	0	20	0	250.00	SF	3.00	3.00	100	1985	1985	3	50	375	
4	1242	WD DECK A	0	0	10	23	207.00	SF	4.00	4.00	100	2016	2016	3	70	580	
5	1242	WD DECK A	0	0	8	14	112.00	SF	4.00	4.00	100	2016	2016	3	70	314	
6	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1986	1986	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 6,681

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	0006	R-1	70.00	121.00	1.00	UT		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