UNIT 105
IN OR 2209/1483
CORAL SANDS OR 540/470-508

MCMULLAN ROBERT L & SUSAN M
1223 PEREGRINE CIRCLE
LINO LAKES, MN 55038

2025

00-00-31-1225-0105-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		1 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	801			801	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1225000		801				1985	1985	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

426 S FLETCHER AVE 105, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	474,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	474,000
SOH/AGL Deduction	55,267
ASSESSED VALUE	418,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,733
TOTAL JUST VALUE	474,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	469,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090860	H/AC	1,500	07/01/2009
20081236	REPAIR/RRF	40,444	08/04/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/1483	6/29/2018	WD	Q	I	01	330,000
GRANTOR: KEOGH PATRICK J & FRA						
GRANTEE: MCMULLAN ROBERT L &						
1788/0589	4/10/2012	WD	Q	I	02	210,000
GRANTOR: MCARTHUR HOLDINGS LP						
GRANTEE: KEOGH PATRICK J & F						

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

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS