LOT 16
OCEANSIDE SUB PB 4/68

MANGAN TIMOTHY SEAN
7919 COOPER RD
CINCINNATI, OH 45242

2025

00-00-31-1550-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

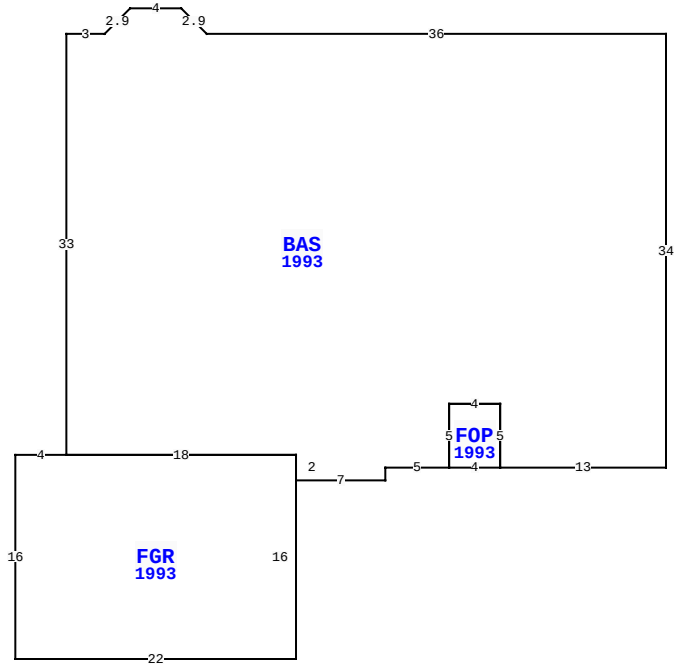
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1993	1,579	223,035
FGR	352	55	1993	194	27,403
FOP	20	30	1993	6	847
TOTALS	1,951			1,779	251,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,779	114.4500	151.07	268,754	1990	2010	0	0	0	6.50	93.50

1 SNGL FAM – 0% - 2025 Heated Area: 1579 HX Base Yr



2701 ALLAN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	251,285
TOTAL MARKET OB/XF VALUE	2,389
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	553,674
SOH/AGL Deduction	0
ASSESSED VALUE	553,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	553,674
TOTAL JUST VALUE	553,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130458	ROOF	7,350	03/16/2013
20110565	OTHER	3,510	04/15/2011
7383	NEW CONSTR	68,855	07/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2709/1007	4/15/2024	WD	U	I	11	100
GRANTOR: HAYES JEFFERY L						
GRANTEE: MANGAN TIMOTHY SEAN						
2707/277	4/15/2024	WD	Q	I	01	665,000
GRANTOR: HAYS JEFFREY L						
GRANTEE: MANGAN TIMOTHY SEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 U2 L2 W4 D2 L2 W3 S33 FGR=[YR=1993] W4 S16 E22 N16 W18 $ E18 S2 E7 N1 E5 FOP=[YR=1993] E4 N5 W4 S5 $ N5 E4 S5 E13 N34 $.

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	644.00	SF	5.20	5.20	100	1990	1990	3	57	1,909	
2	1242	WD DECK A	0	0	24	10	240.00	SF	10.00	10.00	100	1990	1990	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 2,389

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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS