LOT 22
PHOENIX WALK PB 5/55

HALEY KATHLEEN ANN &/TORRES EILEEN
2 ZACHARY COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1635-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

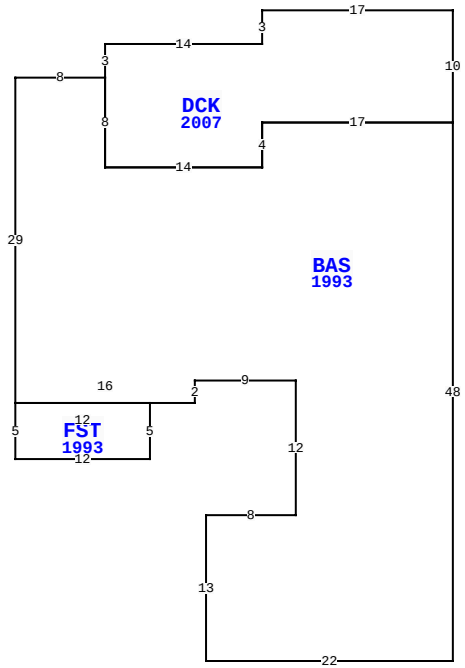
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,359	100	1993	1,359	185,259
DCK	324	10	2007	32	4,362
FST	60	55	1993	33	4,498
TOTALS	1,743			1,424	194,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,424	170.3957	170.40	242,650	1984	1984	0	0	0	20.00	80.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1359 HX Base Yr



2 ZACHARY CT, FERNANDINA BEACH

BLD DATE	03/04/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	194,120
TOTAL MARKET OB/XF VALUE	6,450
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	525,570
SOH/AGL Deduction	99,515
ASSESSED VALUE	426,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,055
TOTAL JUST VALUE	525,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060052	DEMOLITION	0	01/11/2006
B0040158	REPAIR/RRF	3,000	01/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/0333	7/07/2020	WD	Q	I	01	365,000
GRANTOR: MCKAY JOHN K & JAN P						
GRANTEE: HALEY KATHLEEN ANN						
1167/0889	9/02/2003	WD	Q	I		205,000
GRANTOR: BOWIE DEBORAH L & LAR						
GRANTEE: MCKAY JOHN K & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W17 S3 W14 S3 BAS=[YR=1993] W8 S29
FST=[YR=1993] S5 E12 N5 W12$ E16 N2 E9 S12 W8 S13 E22 N48
W17 S4 W14 N8$ S8 E14 N4 E17 N10$.

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	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0801	ASPHALT A	0	0	0	0	374.00	SF	3.00	3.00	100	1984	1984	3	50	561	
3	0811	CONCRETE B	0	0	0	0	140.00	SF	5.20	5.20	100	1992	1992	3	62	451	
4	0855	CONC PAVER	0	0	0	0	384.00	SF	10.00	10.00	100	2002	2002	3	80	3,072	
5	1126	CB/STC 8"	0	0	0	0	145.00	SF	8.00	8.00	100	1984	1984	3	41	476	

LAND DESCRIPTION

TOTAL OB/XF 6,450

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	000310	C	TOWNHOUSE	0		R-1	39.00	109.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS