BLOCK 1 LOT 4
SOUTH BEACH SUB PB 3/11

MCGILL LAURA C REVOCABLE TRUST/MCGILL LAURA COLLIN
PO BOX 5457
GAINESVILLE, FL 32627-5457

2025

00-00-31-1720-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

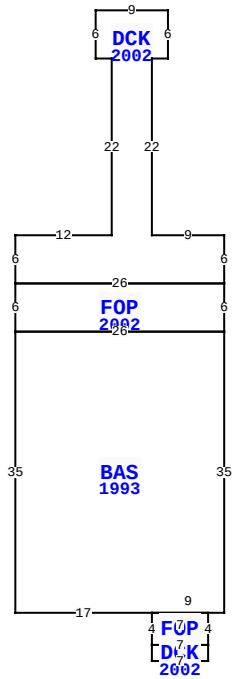
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	1993	910	140,062
DCK	14	10	2002	1	154
DCK	320	10	2002	32	4,925
FOP	28	30	1993	8	1,232
FOP	156	30	2002	47	7,234
TOTALS	1,428			998	153,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	998	118.8000	187.70	187,325	1940	1980	0	0	0	18.00	82.00

1 SFR CUST – 0% - 0 Heated Area: 910 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/07/2025 MLU
AG DATE	

2956 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	153,606
TOTAL MARKET OB/XF VALUE	6,248
TOTAL LAND VALUE - MARKET	1,187,500
TOTAL MARKET VALUE	1,347,354
SOH/AGL Deduction	44,957
ASSESSED VALUE	1,302,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,302,397
TOTAL JUST VALUE	1,347,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,183,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051544	REMODEL	12,000	04/11/2005
B021780	DEMOLITION	2,000	10/15/2002
B021205	REPAIR/RRF	5,000	07/15/2002
B020686	REMODEL	28,000	04/22/2002
5410	ADDITION	33,500	06/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/0560	9/16/2021	WD	U	I	11	100
GRANTOR: MCGILL GARY A & LAURA						
GRANTEE: MCGILL LAURA C REVO						
1031/1749	1/17/2002	WD	Q	I		460,000
GRANTOR: TAYLOR LINDA R & HARM						
GRANTEE: MCGILL GARY A & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2002] W9 N22 E2 N6 W9 S6 E2 S22 W12 S6 FOP=[YR=2002] S6 BAS=[YR=1993] S35 E17 FOP=[YR=1993] S4 DCK=[YR=2002] S2 E7 N2 W7 $ E7 N4 W7 $ E9 N35 W26 $ E26 N6 W26 $ E26 N6 $.

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	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,417	
2	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	1989	1989	3	54.5	64	
3	0415	BEACHWALK	0	0	0	0	1,340.00	SF	5.75	5.75	100	2005	2005	3	22	1,695	
4	0961	H-SHUTTERS	0	0	0	0	1.00	UT	800.00	800.00	100	2005	2005	3	96	768	
5	0961	H-SHUTTERS	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	2005	2005	3	96	2,304	

LAND DESCRIPTION

TOTAL OB/XF 6,248

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	000120	C	RES OCEAN	0		R-3	50.00	300.00	50.00	FF		1.00	1.00	1.25	19,000.00	23,750.00	1,187,500							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,187,500 Market: 0 Agricultural: 0 Common: 1,187,500 PRINTED 07/30/2025 BY SYS