

LOT 348-B
WINDWARD DUPLEXES OR 551/150
F/N/A PT LOTS 3-5 & S 12.5 FT

MCDONALD JAMES H & RENEE C
9715 SLALOM RUN DR
WOODSTOCK, MD 21163

2025

00-00-31-179D-348B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1092.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	1993	72	7,976
FCP	481	25	1993	120	13,292
FOP	60	30	1993	18	1,993
FST	171	55	1993	94	10,412
FUS	439	100	1993	439	48,627
FUS	944	100	1993	944	104,565

TOTALS	2,167			1,687	186,866
--------	-------	--	--	-------	---------

EXTRA FEATURES

L N	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	0416	DUNEWALKS	0	0	1	292	292.00	SF	15.00	15.00	100	1988	1988	3	20	876	
2	0810	CONCRETE A	0	0	0	0	970.00	SF	6.50	6.50	100	1988	1988	3	52	3,279	
3	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	6.50	100	1988	1988	3	52	152	
4	1242	WD DECK A	0	0	5	11	55.00	SF	10.00	10.00	100	1988	1988	3	20	110	
5	1242	WD DECK A	0	0	2	28	56.00	SF	10.00	10.00	100	1988	1988	3	20	112	
6	1241	WD DECK G	0	0	1	292	292.00	UT	11.50	11.50	100	1988	1988	3	20	672	
7	1242	WD DECK A	0	0	11	14	154.00	SF	10.00	10.00	100	1988	1988	3	20	308	
8	1241	WD DECK G	0	0	8	13	104.00	UT	15.53	15.53	100	1988	1988	3	20	323	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	R-3	30.00	200.00	30.63	FF		1.00	1.00	1.20	18,000.00	21,600.00	661,608							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,687	128.8000	128.80	217,286	1989	1995	0	0	0	14.00	86.00

1 TOWNHOUSE - 0% - 0

Heated Area: 1455

HX Base Yr

FST 1993

FCP 1993

BAS 1993

FUS 1993

FOP 1993

348 S FLETCHER AVE	B, FERNANDINA BEACH	03/11/2025	DC
--------------------	---------------------	------------	----

TOTAL OB/XF																	5,832
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		186,866			
TOTAL MARKET OB/XF VALUE		5,832			
TOTAL LAND VALUE - MARKET		661,608			
TOTAL MARKET VALUE		854,306			
SOH/AGL Deduction		95,367			
ASSESSED VALUE		758,939			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		758,939			
TOTAL JUST VALUE		854,306			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		689,945			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110551	REPAIR/RRF	2,000	04/13/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2484/0503	7/29/2021	WD	Q	I	01	825,000
GRANTOR: LEE MIRANDA A						
GRANTEE: MCDONALD JAMES H &						
2474/0253	6/25/2021	FJ	U	I	11	0
GRANTOR: LEE MICHAEL PAUL ESTA						
GRANTEE: LEE MIRANDA A						

BUILDING NOTES

BUILDING DIMENSIONS																
FCP=[YR=1993] W13 S10 FST=[YR=1993] W9 S19 BAS=[YR=1993] S8 E9 N8 W9 \$ E9 N19\$S27 E13 N37 \$ PTR= E15 FUS=[YR=1993] E13 S10 E9 S37 W10 FOP=[YR=1993] W12 S5 E12 N5\$ W12 N47 \$ W15 \$ PTR= E50 FUS=[YR=1993] E17 S27 W13N5 W4 N22 \$ W50 \$.																