BLOCK 216 SUB S1/2 OF B OF 9
IN OR 2535/1994
CITY OF FDNA BEACH

MM VIEW LLC
96972 BLACKROCK RD
YULEE, FL 32097

2025

00-00-31-1800-0216-09B2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

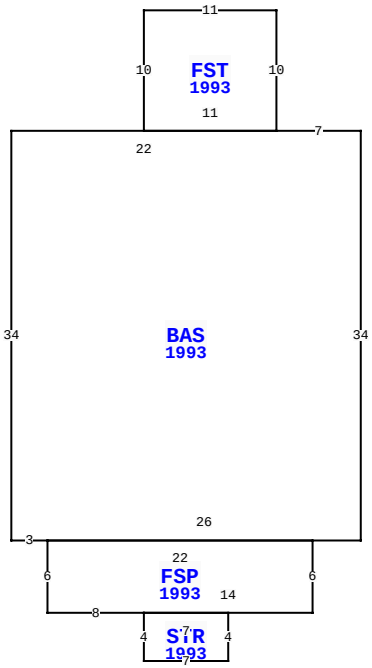
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	986	100	1993	986	72,482
FSP	132	40	1993	53	3,896
FST	110	55	1993	60	4,411
STR	28	10	1993	3	220
TOTALS	1,256			1,102	81,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,102	100.7000	100.70	110,971	1955	1985	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 0 Heated Area: 986 HX Base Yr



226 DIVISION ST, FERNANDINA BEACH

BLD DATE	04/02/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,009
TOTAL MARKET OB/XF VALUE	2,196
TOTAL LAND VALUE - MARKET	116,100
TOTAL MARKET VALUE	199,305
SOH/AGL Deduction	7,573
ASSESSED VALUE	191,732
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,732
TOTAL JUST VALUE	199,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7951	REPAIR/RRF	700	10/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2535/1994	9/09/2021	WD	U	I	11	100
GRANTOR: MITCHELL GLYNN						
GRANTEE: MM VIEW LLC						
1185/1178	10/31/2003	WD	Q	I		55,000
GRANTOR: TRAEYE CYRIL A & MIRI						
GRANTEE: MITCHELL GLYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FST=[YR=1993] N10 W11 S10 E11 $ W22 S34 E3
FSP=[YR=1993] S6 E8 STR=[YR=1993] S4E7N4W7$E14 N6 W22 $ E26
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	0810	CONCRETE A	0	0	0	0	384.00	SF	6.50	6.50	100	2008	2008	3	88	2,196	

LAND DESCRIPTION

TOTAL OB/XF 2,196

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	0006	R-2	43.00	100.00	43.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	116,100							

REVIEW DATE 05/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 116,100 Market: 0 Agricultural: 0 Common: 116,100 PRINTED 07/30/2025 BY SYS