

MCDONALD ZELL GLORIA KEGLER
2915 PARK SQ PL
FERNANDINA BEACH, FL 32034

00-00-31-1800-0216-10B1

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 80

Exterior Wall19COMMON BRK 20

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,58010019931,580135,450

FOP203019936515

UGR28045199312610,802

TOTALS1,8801,712146,767

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBEECONFNCTNORM% COND

0100011,712112.8000112.80193,114190819800024.0076.00

1 SINGLE FAM - 0% - 0Heated Area: 1580HX Base Yr

BLD DATE04/02/2014KKLGL DATE05/07/2025MLU

XF DATEINC DATE

EXTRA FEATURES212 DIVISION ST, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100199019903662,310

20810CONCRETE A0011999.00SF6.506.5010019901990357367

31242WD DECK A00813104.00SF10.0010.0010019901990320208

LAND DESCRIPTIONTOTAL OB/XF2,885

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00006R-244.00100.0044.00FF1.001.001.002,700.002,700.00118,800

REVIEW DATE05/28/2019BYDJATotal Acres: 0.00Total Land Value: 118,800Market: 0Agricultural: 0Common: 118,800PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE146,767

TOTAL MARKET OB/XF VALUE2,885

TOTAL LAND VALUE - MARKET118,800

TOTAL MARKET VALUE268,452

SOH/AGL Deduction50,660

ASSESSED VALUE217,792

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE217,792

TOTAL JUST VALUE268,452

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE240,116

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I / RSN CD SALE PRICE

1342/05598/16/2005QC Q I 01100

GRANTOR:MCDONALD ZELL GLORIA

GRANTEE:PINKETT SHELLY R MC

0616/04441/07/1991QC U I 07100

GRANTOR:HARVEY CLARENCE & L

GRANTEE:MCDONALD ZELL G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S14 W8 S19 E6 S15 E15 FOP=[YR=1993] E4

UGR=[YR=1993] S15 E14 N20 W14 S5 \$ N5 W4 S5 \$ N5 E18 N43 \$.