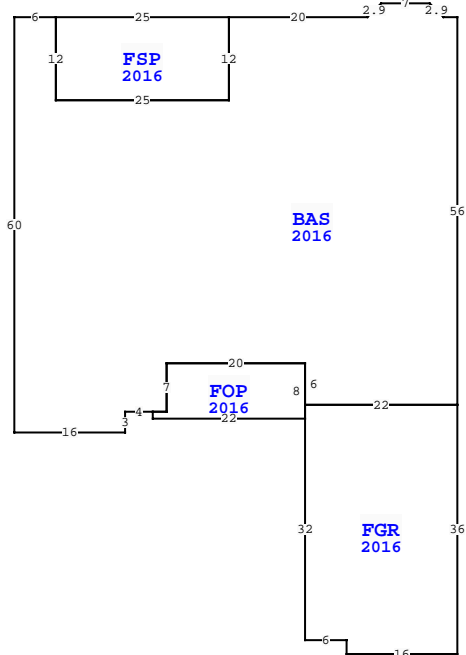




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,252	100	2016
FGR	780	55	2016
FOP	162	30	2016
FSP	300	40	2016
TOTALS	4,494		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 100%	- 2023								
				Heated Area: 3252								
					HX Base Yr 2023							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			1,090,911
TOTAL MARKET OB/XF VALUE			23,760
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,414,671
SOH/AGL Deduction			671,138
ASSESSED VALUE			743,533
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			692,811
TOTAL JUST VALUE			1,414,671
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,438,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632026	CO ISSUED	0	10/12/2016
B1632026	NEW CONSTR	412,093	04/07/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/524	4/12/2024	WD	U	I	11	100
GRANTOR: MCDONALD JAMES B & MA						
GRANTEE: MCDONALD FAMILY REV						
2578/1797	7/14/2022	WD	Q	I	02	1,349,500
GRANTOR: BOULAY PAUL PHILIP &						
GRANTEE: MCDONALD JAMES B &						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	100	0	1,544.00	SF	10.00	10.00	100	2016	2016	3	95	14,668	
3	0855	CONC PAVER	0	100	0	205.00	SF	10.00	10.00	100	2016	2016	3	95	1,948	
4	0855	CONC PAVER	0	100	0	135.00	SF	10.00	10.00	100	2016	2016	3	95	1,283	
5	1123	CB 8"	0	100	0	72.00	SF	6.15	6.15	100	2016	2016	3	95	421	
6	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	

94255 GULL POINT PL, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS=[YR=2016] W2 U2 L2 W7 D2 L2 W20 FSP=[YR=2016] W25 S12 E25 N12\$ S12 W25 N12 W6 S60 E16 N3 E4 FOP=[YR=2016] S1 E22 FGR=[YR=2016] S32 E6 S2 E16 N36 W22 S2\$ N8 W20 S7 W2 \$ E2 N7 E20 S6 E22 N56\$.

LAND DESCRIPTION										TOTAL OB/XF														
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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							