

MCALÉE JEREMY D
532 SAINT CLAUDE PLACE
ST JOHNS, FL 32259

2025

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

HARDIE BRD 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 80

Interior Floo

14

CARPET 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

0

0 100

Units

0

0 100

Occupancy

00

NONE 100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

6001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,559

100

2022

1,559

205,659

FGR

400

55

2022

220

29,022

FOP

48

30

2022

14

1,847

PTO

150

5

2022

8

1,056

TOTALS

2,157

1,801

237,583

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,801

100.4400

132.58

238,777

2022

2022

0

0

0.50

99.50

1 SNGL FAM - 0% - 2023

Heated Area: 1559

HX Base Yr

15

10

15

10

22

37

20

20

20

14

11

6

6

8

8

6

6

43

PTO

2022

BAS

2022

FOP

2022

FGR

2022

NASSAU COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION SUMMARY

VALUATION BY

Tax Group:

3

Tax Dist:

STANDARD

BUILDING MARKET VALUE

237,583

TOTAL MARKET OB/XF VALUE

4,983

TOTAL LAND VALUE - MARKET

26,250

TOTAL MARKET VALUE

268,816

SOH/AGL Deduction

0

ASSESSED VALUE

268,816

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

268,816

TOTAL JUST VALUE

268,816

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

253,650

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20220007

CO ISSUED

0

09/14/2022

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2605/1110

11/30/2022

WD U

I

11

100

GRANTOR: 34 M STREET LLC

GRANTEE: MCALEE JEREMY D

2587/0927

8/22/2022

WD U

V

11

100

GRANTOR: NGUYEN HANG THI THUY

GRANTEE: 34 M STREET LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W22 PTO=[YR=2022] N10 W15 S10 E15\$ W15 S43
FOP=[YR=2022] S8 E6 N8 W6\$ E6 S8 E11 FGR=[YR=2022] S6 E20
N20 W20 S14\$ N14 E20 N37\$.

LAND DESCRIPTION

TOTAL OB/XF

4,983

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

RM-4

75.00

125.00

75.00

FF

1.00

1.00

1.00

350.00

350.00

26,250

REVIEW DATE

08/18/2022

BY

WW

Total Acres: 0.00

Total Land Value: 26,250

Market: 0

Agricultural: 0

Common: 26,250

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