LOT 276
IN OR 1367/563
NORTH HAMPTON PHASE 1 PB 6/215

MCCANN BILLY R & HOLLY/MCCANN JILL TYLER
85029 WAINSCOTT COURT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0276-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

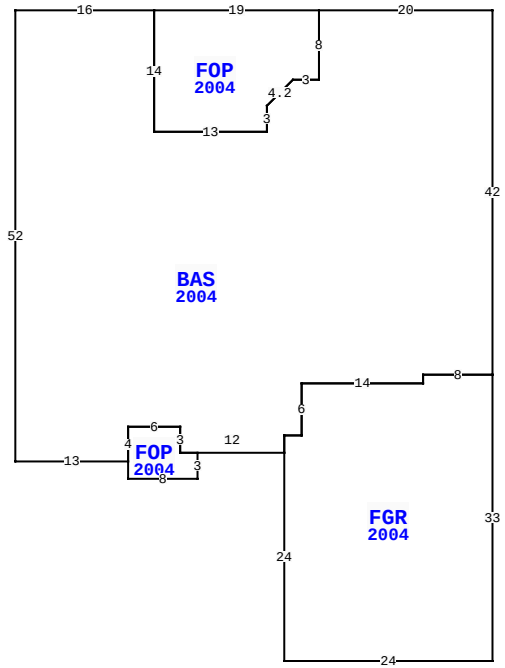
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,378	100	2004	2,378	348,553
FGR	764	55	2004	420	61,561
FOP	42	30	2004	13	1,905
FOP	235	30	2004	70	10,260
TOTALS	3,419			2,881	422,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,881	123.3750	162.86	469,200	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2005 Heated Area: 2378 HX Base Yr 2005



85029 WAINSCOTT CT, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		422,280
TOTAL MARKET OB/XF VALUE		22,347
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		572,127
SOH/AGL Deduction		234,990
ASSESSED VALUE		337,137
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		286,415
TOTAL JUST VALUE		572,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/0563	11/15/2005	QC	Q	I	06	25,000
GRANTOR: MCCANN BILLY R & HOLL						
GRANTEE: MCCANN BILLY R & HO						
1336/0404	7/26/2005	QC	Q	I	01	100
GRANTOR: MCCANN JILL TYLER						
GRANTEE: MCCANN BILLY R & HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 FOP=[YR=2004] W19 S14 E13 N3 U3 R3 E3 N8$ S8 W3 L3 D3 S3 W13 N14 W16 S52 E13 FOP=[YR=2004] S2 E8 N3 W2 N3W6 S4$ N4 E6 S3 E12 FGR=[YR=2004] S24 E24 N33 W8 S1 W14 S6 W2 S2$ N2 E2 N6 E14 N1 E8 N42$.

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	0812	CONCRETE C	0	100	0	0	1,172.00	SF	4.00	4.00	100	2004	2004	3	83	3,891	
2	0861	POOL GUNIT	0	100	27	14	378.00	SF	85.00	85.00	100	2004	2004	3	32	10,282	
3	0855	CONC PAVER	0	100	0	0	603.00	SF	10.00	10.00	100	2004	2004	3	83	5,005	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	21	420	
5	0911	SCRN RM A	0	100	34	22	748.00	SF	17.50	17.50	100	2004	2004	3	21	2,749	

LAND DESCRIPTION

TOTAL OB/XF 22,347

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 05/09/2019 BY KW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS