BLOCK 1 LOT 25
IN OR 2225/1142
NASSAUVILLE WOODS PB 5/126

MCDONNELL ASHLEY
353 DANIEL TRENT WAY
KINGSLAND, GA 31548

2025

25-2N-27-1475-0001-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BURMEISTER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,056
TOTAL LAND VALUE - MARKET	181,500
TOTAL MARKET VALUE	188,556
SOH/AGL Deduction	86,333
ASSESSED VALUE	102,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,223
TOTAL JUST VALUE	188,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2225/1142	9/14/2018	FJ	U	V	11	0
GRANTOR: MCDONNELL JAMES R JR						
GRANTEE: MCDONNELL ASHLEY						
1385/0687	1/30/2006	WD	Q	V	01	100
GRANTOR: MCDONNELL JAMES R & S						
GRANTEE: MCDONNELL JAMES R J						

BUILDING NOTES

BUILDING DIMENSIONS

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	0300	BOAT DCK W	0	0	70	3	210.00	SF	40.00	40.00	100	2025	2018		84	7,056	

LAND DESCRIPTION

TOTAL OB/XF 7,056

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	000116	C	RES MARSH	0		OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	150,000.00	150,000.00	181,500							

REVIEW DATE 05/26/2023 BY MLU Total Acres: 1.21 Total Land Value: 181,500 Market: 0 Agricultural: 0 Common: 181,500 PRINTED 07/30/2025 BY SYS