

BLOCK 4 LOT 12
IN OR 1313/846
NASSAU LAKES 1B REPLAT PB6/175

MCCANN SYLVIE
PO BOX 15151
FERNANDINA BEACH, FL 32035-3103

2025

27-2N-28-141B-0004-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

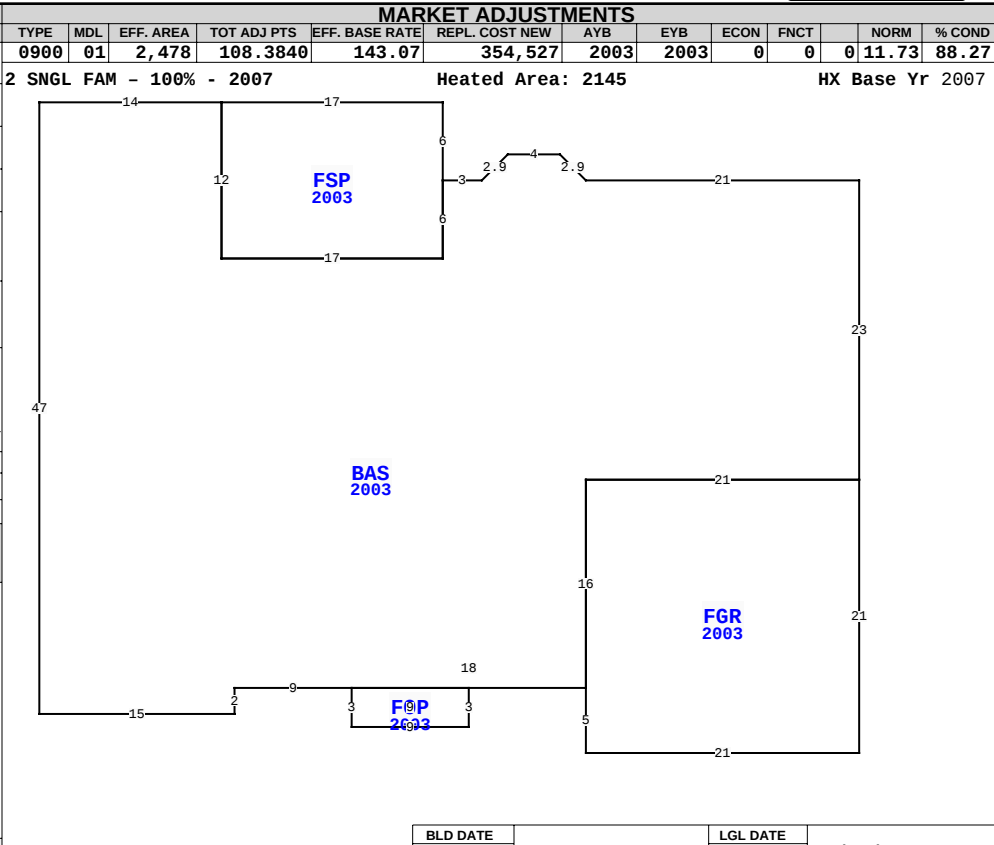
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,145	100	2003	2,145	270,887
FGR	441	55	2003	243	30,688
FOP	27	30	2003	8	1,011
FSP	204	40	2003	82	10,356
TOTALS	2,817			2,478	312,941

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,145.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00



TOTAL OB/XF									
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2	0812	CONCRETE C	0	100	0	0	1,145.00	SF	4.00

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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,145.00	SF	4.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	312,941								
TOTAL MARKET OB/XF VALUE	6,766								
TOTAL LAND VALUE - MARKET	95,000								
TOTAL MARKET VALUE	414,707								
SOH/AGL Deduction	217,206								
ASSESSED VALUE	197,501								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	146,779								
TOTAL JUST VALUE	414,707								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	380,132								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106077	ROOF	25,000	05/12/2021
C0311375	CO ISSUED	0	01/08/2004
B0311375	NEW CONSTR	149,340	07/01/2003
95-01917	NEW CONSTR	63,694	05/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1313/0846	4/29/2005	QC	Q	I	06	100	
GRANTOR: BOYETTE TIMOTHY H							
GRANTEE: MCCANN SYLVIE							
1248/1720	7/28/2004	WD	Q	I	06	100	
GRANTOR: MCCANN SYLVIE							
GRANTEE: MCCANN SYLVIE & TIM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W21 U2 L2 W4 D2 L2 W3 FSP=[YR=2003] N6 W17 S12 E17 N6\$ S6 W17 N12 W14 S47 E15 N2 E9 FOP=[YR=2003] S3 E9 N3 W9\$ E18 FGR=[YR=2003] S5 E21 N21 W21 S16\$ N16 E21 N23\$.									