

PT SAM HARRISON GRANT
SEC 44-2N-28E IN OR 2564-528
& ESMT PT OR 855-689,

MCGLINCHEY JASON ANDREW & MELAINE FAY
95104 MANGO LN
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0002-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,264	100	2001	2,264	290,123
FGR	806	55	2001	443	56,769
FOP	101	30	2001	30	3,845
FOP	101	30	2001	30	3,845
FOP	120	30	2001	36	4,613
FOP	133	30	2001	40	5,126
FOP	160	30	2001	48	6,151
FOP	160	30	2001	48	6,151
FOP	420	30	2001	126	16,146
FUS	1,966	100	2001	1,966	251,936
TOTALS	7,083			5,549	711,083

** This building has 13 Sub-Areas

95104 MANGO LN, FERNANDINA BEACH

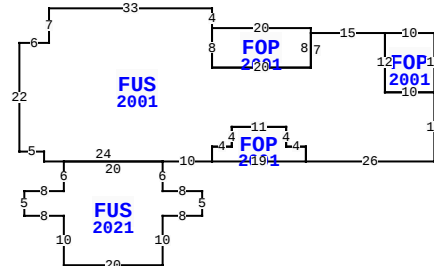
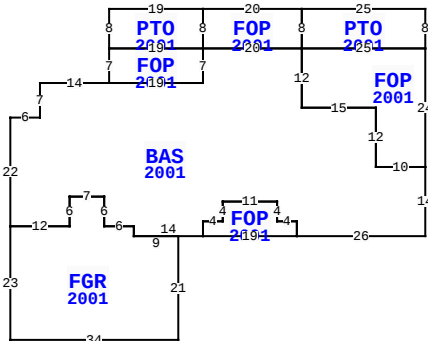
BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	0812	CONCRETE C	0	100	0	0	1,911.00	SF	4.00	4.00	100	2001	2001	3	79	6,039	
2	0920	CWALL-WD/M	0	100	0	0	152.00	LF	390.00	390.00	100	2001	2001	3	20	11,856	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
4	0300	BOAT DCK W	0	100	0	0	460.00	SF	40.00	40.00	100	2003	2003	3	30	5,520	
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2003	2003	3	20	300	
6	0317	DCK PLNG W	0	100	0	0	4.00	UT	500.00	500.00	100	2003	2003	3	20	400	

LAND DESCRIPTION			TOTAL OB/XF 27,055														
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
1	000131	C	RES CREEK	100		OR	0.00	0.00	7.50	AC		1.00	1.00	0.75	150,000.00	112,500.00	843,750
2	009530	C	POND	100		OR			0.63	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,575

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	5,549	109.3830	144.39	801,220	2001	2001	0	0	0	11.25	88.75
1 SNGL FAM - 100% - 2023 Heated Area: 4730 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		711,083	
TOTAL MARKET OB/XF VALUE		27,055	
TOTAL LAND VALUE - MARKET		845,325	
TOTAL MARKET VALUE		1,583,463	
SOH/AGL Deduction		567,615	
ASSESSED VALUE		1,015,848	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		965,126	
TOTAL JUST VALUE		1,583,463	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,268,797	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001417	METAL BUILDING 40	294,171	02/10/2025
B0108139	REMODEL	10,000	04/01/2001
P004229	NEW CONSTR	0	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2564/0528	5/17/2022	WD	Q	I	01	1,250,000
GRANTOR: RUSSELL BRYON J & LAU						
GRANTEE: MCGLINCHEY JASON AN						
0941/1667	7/21/2000	WD	U	V	07	100
GRANTOR: BARTELL ROBERT J						
GRANTEE: RUSSELL BRYON J & L						

BUILDING NOTES									
BUILDING DIMENSIONS									
PTO=[YR=2001] W25 FOP=[YR=2001] W20 PTO=[YR=2001] W19 S8 FOP=[YR=2001] S7 BAS=[YR=2001] W14 S7 W6 S22 FGR=[YR=2001] S23 E34 N21 W9 N2 W6 N6 W7 S6 W12 \$ E12 N6 E7 S6 E6 S2 E14 FOP=[YR=2001] E19 N3 W4 N4 W11 S4 W4 S3 \$ N3 E4 N4 E11 S4 E4 S3 E26 N14 FOP=[YR=2001] N24 W25 S12 E15 S12 E10 \$ W10 N12 W15 N12 W20 S7 W19 \$ E19 N7 W19 \$ E19 N8 \$ S8 E20 N8 \$ S8 E25 N8 \$ PTR= E15 FUS=[YR=2001] E6 N7 E33 S4 FOP=[YR=2001] E20 S8 W20 N8\$ S8 E20 N7 E15 FOP=[YR=2001] E10 S12 W10 N12\$ S12 E10 S14 W26 FOP=[YR=2001] W19 N3 E4 N4 E11 S4 E4 S3\$ N3 W4 N4 W11 S4 W4 S3 W10 FUS=[YR=2021] S6 E8 S5 W8 S10 W20 N10 W8 N5 E8 N6 E20\$ W24 N2 W5 N22 \$ W15 \$.									