

TRACT 3  
IN OR 554 PG 86  
ESMT IN OR 378/793

MCKAIN CORALEE  
21531 126TH PLACE  
LIVE OAK, FL 32060

2025

45-2N-28-525C-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 500 <b>TOTAL LAND VALUE - MARKET</b> 80,000 <b>TOTAL MARKET VALUE</b> 80,500 <b>SOH/AGL Deduction</b> 50,537 <b>ASSESSED VALUE</b> 29,963 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 29,963 <b>TOTAL JUST VALUE</b> 80,500 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 75,500																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0554/0086</td> <td>10/07/1988</td> <td>QC</td> <td>Q</td> <td>I</td> <td>01</td> <td>100</td> </tr> </tbody> </table> GRANTOR: MCKAIN HOWARD C GRANTEE: MCKAIN CORALEE 0489/0605      5/01/1986      WD U I      100 GRANTOR: GRANTEE:										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0554/0086	10/07/1988	QC	Q	I	01	100
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0554/0086	10/07/1988	QC	Q	I	01	100																																					
																				<b>BUILDING NOTES</b>  																							
																				<b>BUILDING DIMENSIONS</b>  																							
<b>EXTRA FEATURES</b> 94034 WINTERBERRY AVE, FERNANDINA BEACH BLD DATE:      LGL DATE: 05/08/2025 MLU XF DATE:      LAND DATE: INC 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	0570	JUNK HOUSE	0	0	0	1.00	UT	500.00	500.00	100	1990	1990	3	100	500																												
<b>TOTALS</b> TOTAL OB/XF 500																																											
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000100	C	RES	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																										
<b>REVIEW DATE</b> 06/15/2021 <b>BY</b> KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 <b>PRINTED 07/30/2025 BY SYS</b>																																											