

MCCONE JEFFREY S/BRADHAM SANDRA L
94447 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

45-2N-28-525C-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories Units	1.	1. 100 0 100			
BUD8 Adjustme	04	DIST 01 100			
Quality	04	Quality Level 04			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4003.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1999	2,356	113,983
UEP	192	70	2016	134	6,483
TOTALS2,5482,490120,466					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,490	135.5200	115.19	286,823	1999	1999	0	0	0 58.00	42.00
1 M/H 94+ - 100% - 1987 Heated Area: 2356 HX Base Yr 1987											
31-76-31 BAS 1999 12-16-12 UEP 2016 34-42-											

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD				
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE		120,466				
TOTAL MARKET OB/XF VALUE		8,628				
TOTAL LAND VALUE - MARKET		68,000				
TOTAL MARKET VALUE		197,094				
SOH/AGL Deduction		118,904				
ASSESSED VALUE		78,190				
TOTAL EXEMPTION VALUE		HX HB	50,722			
BASE TAXABLE VALUE		27,468				
TOTAL JUST VALUE		197,094				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		184,010				
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
974222	GARAGE	9,792	08/01/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U / Q	V / I / I	RSN CD	SALE PRICE
0922/1985	3/07/2000	WD	Q	I	01	100
GRANTOR:MCCONE ROBERT B & HAZ						
GRANTEE:MCCONE JEFFREY S &						
0506/1067	12/01/1986	WD	U	I		19,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1999] W76 S31 E42 UEP=[YR=2016] S12 E16 N12 W16\$E34 N31 \$.						

REVIEW DATE 06/06/2022 BY KWA

Total Acres: 0.00

Total Land Value: 68,000

Market: 0

Agricultural: 0

Common: 68,000

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