LOT 22
EVERETT ACRES PB 5/11

MIKLAS PAIGE
96522 GRANITE TRL
YULEE, FL 32097

2026

00-00-30-0220-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	01	Quality Level 01

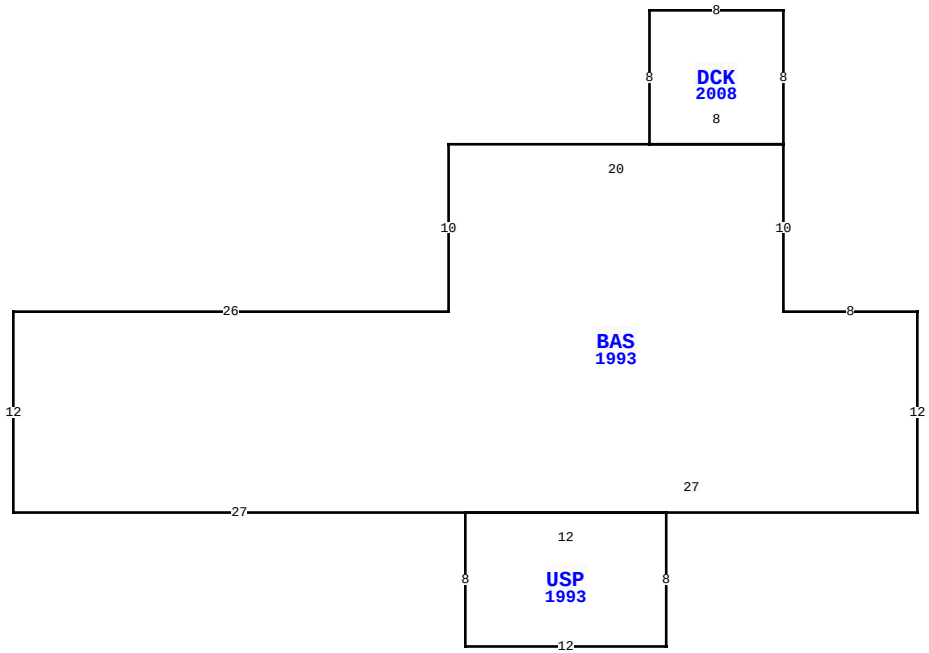
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	848	100	1993	848	6,502
DCK	64	15	2008	10	77
USP	96	50	1993	48	368
TOTALS	1,008			906	6,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	906	45.1000	38.34	34,736	1970	1970	0	0	20	70.00	20.00

1 M/H 93- 0% - 0 Heated Area: 848 HX Base Yr



1424 IAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0940	SHEDS/PORT	0	0	9	9	81.00	SF	18.30	18.30	100	1970	1970	3	20	296	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	6,947
TOTAL MARKET OB/XF VALUE	296
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	107,243
SOH/AGL Deduction	30,114
ASSESSED VALUE	77,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,129
TOTAL JUST VALUE	107,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4949	REPAIR/RRF	4,084	06/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2297/1393	8/09/2019	WD	Q	I	01	45,000
GRANTOR: MCCREADY JASON & LIAN						
GRANTEE: MERZ ANTHONY & PAIG						
1509/1046	7/02/2007	TD	Q	I		50,000
GRANTOR: BROWN DOROTHY TRUSTEE						
GRANTEE: MCCREADY JASON & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N10 DCK=[YR=2008] N8 W8S8 E8$ W20 S10 W26 S12 E27 USP=[YR=1993] S8 E12 N8 W12 $ E27 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 296

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	000100	C	RES	0		RSF-2	100.00	51.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS