LOTS 25 26 & 27
FIVE POINTS 2 PB 3/35

MCALLISTER GUY F & BRENDA T
2165 SUSAN DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-024B-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

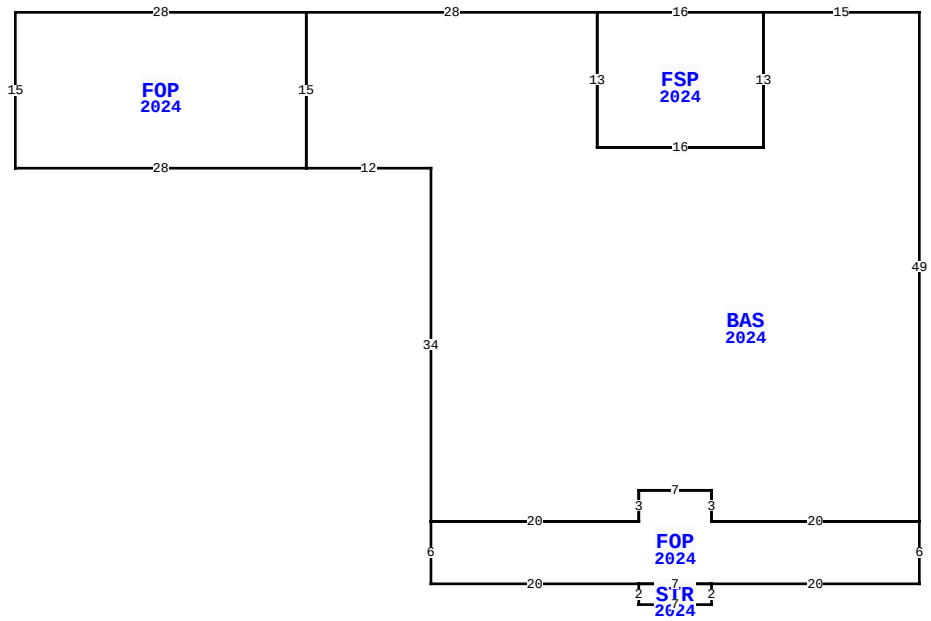
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,254	100	2024	2,254	351,951
FOP	303	30	2024	91	14,210
FOP	420	30	2024	126	19,674
FSP	208	40	2024	83	12,960
STR	14	10	2024	1	156
TOTALS	3,199			2,555	398,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,555	112.8960	156.93	400,956	2023	2023	0	0	0	0.50	99.50

2 SNGL FAM 100% - 2024 Heated Area: 2254 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

2165 SUSAN DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		398,951
TOTAL MARKET OB/XF VALUE		17,004
TOTAL LAND VALUE - MARKET		337,350
TOTAL MARKET VALUE		753,305
SOH/AGL Deduction		163,582
ASSESSED VALUE		589,723
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		538,312
TOTAL JUST VALUE		753,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		720,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002404	CO		03/30/2023
22002404	DEMOLITION	0	02/11/2022
22002405	NEW CONSTR	360,582	02/11/2022
R1213098	ROOF	4,000	08/01/2012
6601	GARAGE	12,240	07/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/0332	9/03/2020	WD	U	I	30	156,000
GRANTOR: THOMAS GERALD L & TRA						
GRANTEE: MCALLISTER GUY F &						
2253/1075	2/04/2019	WD	U	I	11	100
GRANTOR: THOMAS NORA F						
GRANTEE: MCALLISTER BRENDA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W15 S13 W16 N13 W28 S15 E12 S34 E20 N3 E7 S3 E20 N49 $
FSP=[YR=2024;ORIG=49,10] E16 S13 W16 N13 $
FOP=[YR=2024;ORIG=-7,10] E28 S15 W28 N15 $
FOP=[YR=2024;ORIG=33,59] S6 E20 E7 E20 N6 W20 N3 W7 S3 W20 $
STR=[YR=2024;ORIG=53,65] E7 S2 W7 N2 $
.

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
2	0511	GARAGE CB-	0	100	26	30	780.00	SF	40.00	40.00	100	1990	1990	3	54.5	17,004	

LAND DESCRIPTION

TOTAL OB/XF 17,004

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	100		RM	173.00	290.00	173.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	337,350							

REVIEW DATE 12/21/2023 BY NW Total Acres: 0.00 Total Land Value: 337,350 Market: 0 Agricultural: 0 Common: 337,350 PRINTED 07/09/2026 BY SYS