LOT 36
IN OR 700/872
ISLAND GROVE PHASE 1 PB 5/44

MCGOWAN LISA D
2106 JEKYLL CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

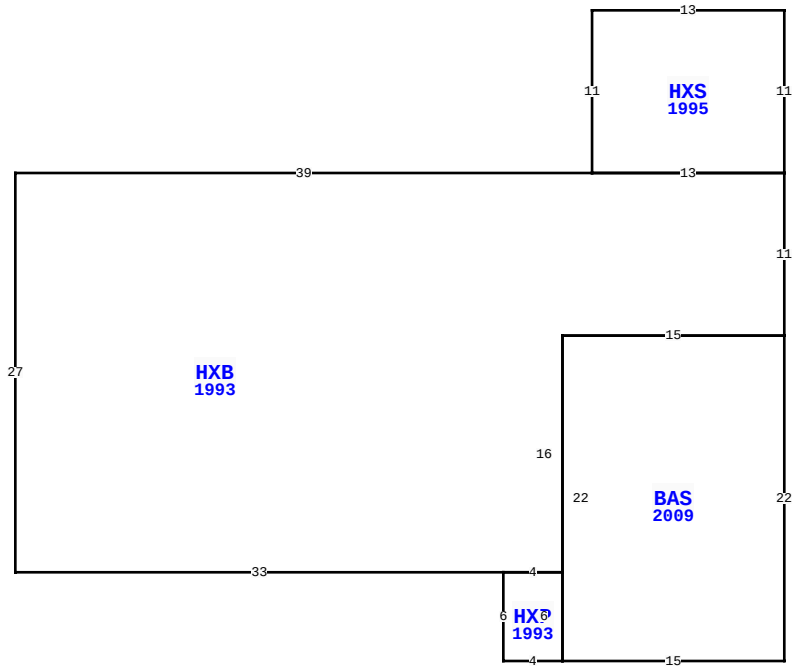
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	14	WD SHINGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	330	100	2009	330	47,946
HXB	1,164	100	1993	1,164	169,116
HXP	24	30	1993	7	1,017
HXS	143	40	1995	57	8,282
TOTALS	1,661			1,558	226,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,558	128.0916	178.05	277,402	1984	1984	0	0	0	18.40	81.60

1 SNGL FAM 100% - 1986 Heated Area: 1494 HX Base Yr 1986



2106 JEKYLL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		226,360
TOTAL MARKET OB/XF VALUE		44,303
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		475,663
SOH/AGL Deduction		339,893
ASSESSED VALUE		135,770
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,359
TOTAL JUST VALUE		475,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502242	ADDITION	2,000	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0700/0872	3/15/1994	QC	Q	I	06	2,900
GRANTOR: MCGOWAN CHARLES E						
GRANTEE: MCGOWAN LISA D						
0468/0078	9/01/1985	WD	Q	I		53,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

HXS=[YR=1995] W13 S11 HXB=[YR=1993] W39 S27 E33 HXP=[YR=1993] S6 E4 BAS=[YR=2009] E15 N22 W15 S22 $ N6 W4 $ E4 N16 E15 N11 W13 $ E13 N11 $.

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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1986	1986	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 44,303

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	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS