LOT 42
IN OR 2125/744
ISLAND GROVE PHASE 2 PB 5/49

MAYLON CHRISTOPHER E &/MAYLON SARAH J FRANK
2178 JEKYLL CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

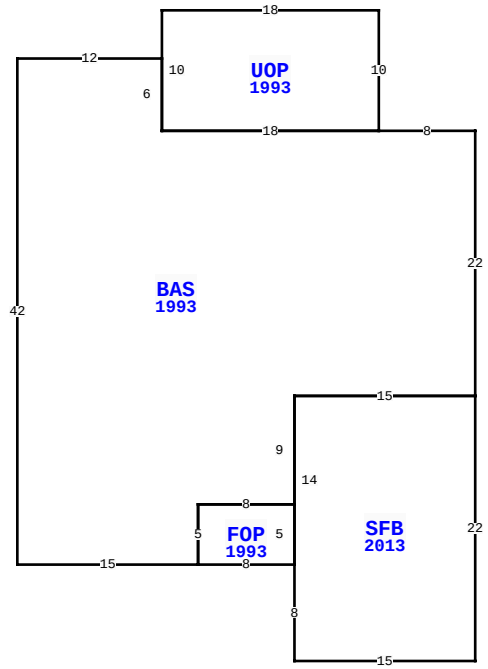
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,190	100	1993	1,190	173,206
FOP	40	30	1993	12	1,747
SFB	330	80	2013	264	38,425
UOP	180	20	1993	36	5,240
TOTALS	1,740			1,502	218,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,502	127.3878	177.07	265,959	1984	1984	0	0	0	17.80	82.20

1 SNGL FAM 100% - 2018 Heated Area: 1454 HX Base Yr 2018



2178 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		218,618
TOTAL MARKET OB/XF VALUE		703
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		424,321
SOH/AGL Deduction		235,514
ASSESSED VALUE		188,807
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,396
TOTAL JUST VALUE		424,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/0744	6/07/2017	WD	Q	I	01	154,000
GRANTOR: BATCHELOR PATRICIA						
GRANTEE: MAYLON CHRISTOPHER						
0953/0898	10/12/2000	WD	Q	I	01	100
GRANTOR: BATCHELOR PATRICIA						
GRANTEE: BATCHELOR JAMES E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UOP=[YR=1993] N10 W18 S10 E18 $ W18 N6 W12 S42 E15 FOP=[YR=1993] E8 SFB=[YR=2013] S8 E15 N22 W15 S14 $ N5 W8 S5 $ N5 E8 N9 E15 N22 $.

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
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	18.30	18.30	100	1985	1985	3	20	703	

LAND DESCRIPTION

TOTAL OB/XF 703

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		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