

TOOHEY PATRICK T & PATTI K  
2140 MALLARD LN  
FERNANDINA BEACH, FL 32034

00-00-30-031B-0015-0000

BUILDING CHARACTERISTICS

| ELEMENT                 | CD               |                  |      |              |                      |
|-------------------------|------------------|------------------|------|--------------|----------------------|
| Exterior Wall           | 05               | AVERAGE 70       |      |              |                      |
| Exterior Wall           | 16               | WD FR STUC 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           | 11               | CLAY TILE 20     |      |              |                      |
| Air Condition           | 03               | CENTRAL 100      |      |              |                      |
| Heating Type            | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                |                  | 3 100            |      |              |                      |
| Bathrooms               |                  | 2 100            |      |              |                      |
| Frame Stories Units     | 02               | WOOD FRAME 100   |      |              |                      |
|                         | 1.               | 1. 100           |      |              |                      |
|                         |                  | 0 100            |      |              |                      |
| BUD8 Adjustme Occupancy | 05               | DIST 1A 100      |      |              |                      |
|                         | 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                     | 1,350            | 100              | 1993 | 1,350        | 199,030              |
| BAS                     | 224              | 100              | 2017 | 224          | 33,024               |
| DCK                     | 160              | 10               | 2013 | 16           | 2,359                |
| FGR                     | 484              | 55               | 1993 | 266          | 39,217               |
| FOP                     | 35               | 30               | 1993 | 10           | 1,474                |
| TOTALS                  | 2,253            |                  |      | 1,866        | 275,103              |

BUILDING CHARACTERISTICS CONSTRUCTION

|                                                                                                                                                                                                                                                                                                                                                                                                     |    |       |          |        |         |      |      |   |   |       |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------|----------|--------|---------|------|------|---|---|-------|-------|
| 0900                                                                                                                                                                                                                                                                                                                                                                                                | 01 | 1,866 | 124.5335 | 173.10 | 323,005 | 1986 | 1995 | 0 | 0 | 14.83 | 85.17 |
| 1 SNGL FAM 100% - 2024 Heated Area: 1574 HX Base Yr                                                                                                                                                                                                                                                                                                                                                 |    |       |          |        |         |      |      |   |   |       |       |
| <p>The floor plan shows a main rectangular building footprint with several smaller additions. Key areas are labeled: BAS 2017 (Basement), DCK 2013 (Deck), BAS 1993 (Basement), FGR 1993 (Front Garage), and FOP 1993 (Front Porch). Dimensions include overall width of 36, depth of 28, and various setbacks and internal divisions. A small addition at the bottom right has dimensions 5x7.</p> |    |       |          |        |         |      |      |   |   |       |       |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0900 | 01  | 1,866     | 124.5335    | 173.10         | 323,005        | 1986 | 1995 | 0    | 0    | 14.83 | 85.17  |

NASSAU COUNTY PROPERTY

PAGE 1 of 1

8

| VALUATION SUMMARY         |  |           |         |
|---------------------------|--|-----------|---------|
| VALUATION BY              |  | STANDARD  |         |
| Tax Group: 8              |  | Tax Dist: |         |
| BUILDING MARKET VALUE     |  | 275,103   |         |
| TOTAL MARKET OB/XF VALUE  |  | 9,324     |         |
| TOTAL LAND VALUE - MARKET |  | 205,000   |         |
| TOTAL MARKET VALUE        |  | 489,427   |         |
| SOH/AGL Deduction         |  | 44,666    |         |
| ASSESSED VALUE            |  | 444,761   |         |
| TOTAL EXEMPTION VALUE     |  | 13        | 444,761 |
| BASE TAXABLE VALUE        |  | 0         |         |
| TOTAL JUST VALUE          |  | 489,427   |         |
| NCON VALUE                |  | 0         |         |
| INCOME VALUE              |  |           |         |
| PREVIOUS YEAR MKT VALUE   |  | 482,357   |         |

PERMIT NUM

DESCRIPTION

AMT

ISSUED

|          |          |        |            |
|----------|----------|--------|------------|
| B2007144 | ADDITION | 0      | 08/27/2020 |
| B1633610 | REMODEL  | 23,000 | 12/01/2016 |
| P993668  | REMODEL  | 2,200  | 10/16/1999 |
| B9603065 | REMODEL  | 1,500  | 07/01/1996 |

SALES DATA

|                   |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2127/0707         | 6/15/2017 | WD Q      | I   | 01  |        | 285,000    |

GRANTOR: MAYO WILLIAM & LILA

GRANTEE: TOOHEY PATRICK T &

1887/0730

10/29/2013

WD Q

I

02

190,000

GRANTOR: BRENNAN JACQUALYN & A

GRANTEE: MAYO WILLIAM & LILA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 DCK=[YR=2013] N16 W10 BAS=[YR=2017] W14 S16 E14 N16\$ S16 E10\$ W24 S13 FGR=[YR=1993] S22 E22 FOP=[YR=1993] E5 N7 W5 S7 \$ N22 W22 \$ E22 S15 E38 N28 \$ .

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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    |                             |      |         |      |     |    |        |

TOTAL OB/XF

9,324

REVIEW DATE

01/31/2024

BY

KBA

Total Acres: 0.00

Total Land Value: 205,000

Market: 0

Agricultural: 0

Common: 205,000

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