

BLOCK 3 LOT 6
IN OR 1776/1885
BUCKS FDNA BEACH 2 PB 3/17

MCCALLUM R STEVE &/BELL SHERRY MEE
3201 GAZEBO POINT WAY
KNOXVILLE, TN 37920

2026

00-00-31-114B-0003-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0800 MULTI-FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	1993	1,432	162,805
FGR	240	55	1993	132	15,007
FGR	240	55	1993	132	15,007
FOP	44	30	1993	13	1,478
FOP	44	30	1993	13	1,478
FUS	1,476	100	1993	1,476	167,807
PTO	104	5	1993	5	569
PTO	104	5	1993	5	569

TOTALS 3,684 3,208 364,721

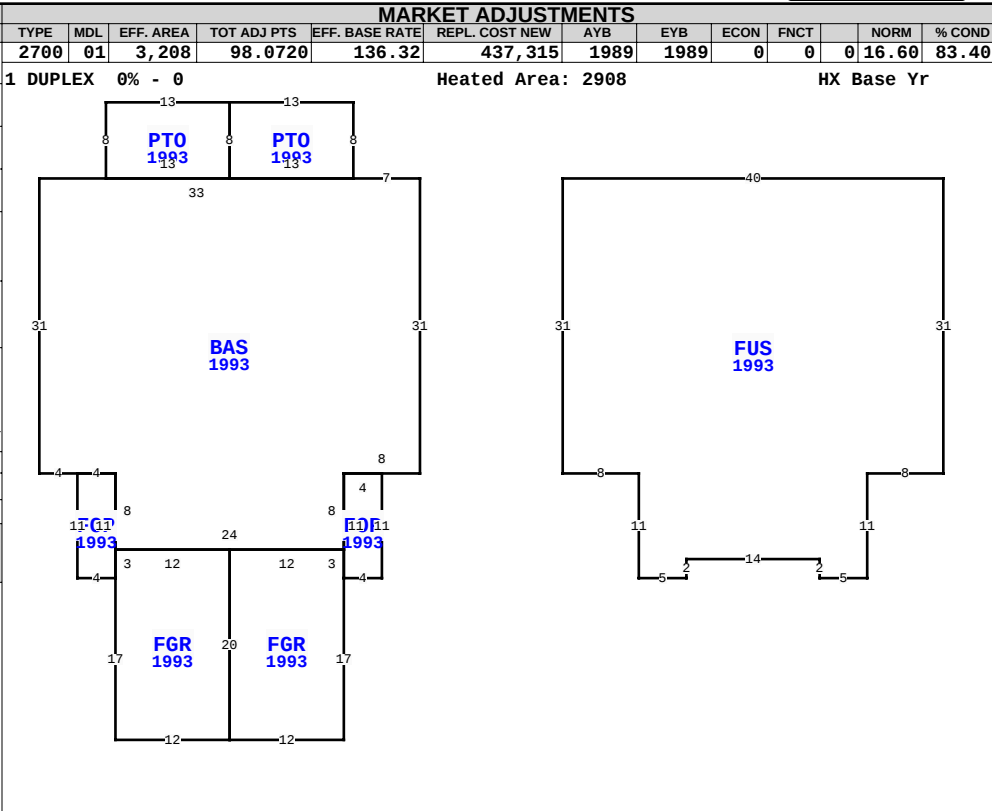
EXTRA FEATURES

L N	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	1242	WD DECK A	0	0	0	88.00	SF	15.00	15.00	100	2015	2015	3	60	792	
3	1242	WD DECK A	0	0	0	63.00	SF	10.00	10.00	100	2015	2015	3	60	378	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAMILY	0		R-2	50.00	115.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD



2646 1ST AVE, FERNANDINA BEACH

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU

L N	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	1242	WD DECK A	0	0	0	88.00	SF	15.00	15.00	100	2015	2015	3	60	792	
3	1242	WD DECK A	0	0	0	63.00	SF	10.00	10.00	100	2015	2015	3	60	378	

TOTAL OB/XF 1,170

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAMILY	0		R-2	50.00	115.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		364,721
TOTAL MARKET OB/XF VALUE		1,170
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		665,891
SOH/AGL Deduction		176,282
ASSESSED VALUE		489,609
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		489,609
TOTAL JUST VALUE		665,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142608	OBSSDEK	5,000	12/11/2014
20061719	REPAIR/RRF	8,250	07/21/2006
B003210	REPAIR/RRF	540	06/12/2000
1004	H/AC	4,000	12/20/1988
2292	NEW CONSTR	4,000	12/20/1988
1298	NEW CONSTR	4,825	12/14/1988

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
1776/1885	1/27/2012	WD U I	30
GRANTOR: MCCALLUM R STEVE & SH			
GRANTEE: MCCALLUM R STEVE &			
1505/0045	6/11/2007	WD U I	12
GRANTOR: ISHAM CAROL L			
GRANTEE: MCCALLUM R STEVE ET			

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BUILDING NOTES

BUILDING DIMENSIONS			
BAS=[YR=1993]	W7	PTO=[YR=1993]	N8
E13	N8	\$ S8	E13
\$ W33	S31	E4	FOP=[YR=1993]
S11	E4	FGR=[YR=1993]	S17
E12	FGR=[YR=1993]	E12	N17
FOP=[YR=1993]	E4	N11	W4
\$ N3	W12	S20	\$ N20
W12	S3	\$ N11	W4
\$ E4	S8	E24	N8
E8	N31	\$ PTR=	E15
FUS=[YR=1993]	E40	S31	W8
S11	W5	N2	W14
S2	W5	N11	W8
N31	\$ W15	\$	

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BAS=[YR=1993]	W7	PTO=[YR=1993]	N8
E13	N8	\$ S8	E13
\$ W33	S31	E4	FOP=[YR=1993]
S11	E4	FGR=[YR=1993]	S17
E12	FGR=[YR=1993]	E12	N17
FOP=[YR=1993]	E4	N11	W4
\$ N3	W12	S20	\$ N20
W12	S3	\$ N11	W4
\$ E4	S8	E24	N8
E8	N31	\$ PTR=	E15
FUS=[YR=1993]	E40	S31	W8
S11	W5	N2	W14
S2	W5	N11	W8
N31	\$ W15	\$	

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