

**MC GEE JONATHAN B & HEATHER N**  
19 N 14TH PLACE  
FERNANDINA BEACH, FL 32034

00-00-31-1240-0001-0020

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100  
03 GABLE/HIP 100  
03 COMP SHNGL 100  
05 DRYWALL 100  
13 LVT/LAMNT 70  
11 CLAY TILE 30  
03 CENTRAL 100  
04 AIR DUCTED 100  
  
Bedrooms 3 100  
Bathrooms 1 100  
Frame 02 WOOD FRAME 100  
  
Stories Units 1. 1. 100  
              0 100  
BUD8 Adjustme 02 DIST FB 100  
Occupancy 00 NONE 100  
  
  
Quality 06 Quality Level 06  
DOR CODE 0100 SINGLE FAMILY  
MAP NUM             MKT AREA       01  
NEIGHBORHOOD/LOC 1007.00  

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 884              | 100         | 1993 | 884          | 121,468              |
| FCP       | 273              | 25          | 1993 | 68           | 9,344                |
| FOP       | 16               | 30          | 1993 | 5            | 687                  |
| UST       | 55               | 45          | 1993 | 25           | 3,435                |

  
TOTALS 1,228             982 134,934

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

010001982140.7186147.75145,09019542010007.0093.00

1 SINGLE FAM 100% - 2023Heated Area: 884HX Base Yr 2023

UST1993

FCP1993

BAS1993

FOP1993

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

| BUILDING MARKET VALUE     |       | 134,934 |
|---------------------------|-------|---------|
| TOTAL MARKET OB/XF VALUE  |       | 1,661   |
| TOTAL LAND VALUE - MARKET |       | 200,000 |
| TOTAL MARKET VALUE        |       | 336,595 |
| SOH/AGL Deduction         |       | 18,181  |
| ASSESSED VALUE            |       | 318,414 |
| TOTAL EXEMPTION VALUE     | HX HB | 51,411  |
| BASE TAXABLE VALUE        |       | 267,003 |
| TOTAL JUST VALUE          |       | 336,595 |
| NCON VALUE                |       | 0       |
| INCOME VALUE              |       |         |
| PREVIOUS YEAR MKT VALUE   |       | 311,889 |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2552/1490         | 4/04/2022 | WD        | Q   | I   | 01     | 385,000    |

GRANTOR: JONES PHILIP W

GRANTEE: MCGEE JONATHAN B &

2163/049112/08/2017WDQIQI01190,000

GRANTOR: BENNETT-SKINNER ERICA

GRANTEE: JONES PHILIP W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 FCP=[YR=1993] N3 UST=[YR=1993] N5 W11 S5  
E11 \$ W11 S27 E10 N24 E1 \$ W1 S22 E10 FOP=[YR=1993] S4 E4 N4  
W4 \$ E4 S2 E24 N24 \$ .

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006R-180.00150.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE01/01/2023BYCD

Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/09/2026 BY SYS