LOT 25
THE ISLANDS CLUB PB 4/106

MCNEAL KATHERINE
1215 LANDON AVE
JACKSONVILLE, FL 32207

2026

00-00-31-142A-0025-0000

BUILDING CHARACTERISTICS

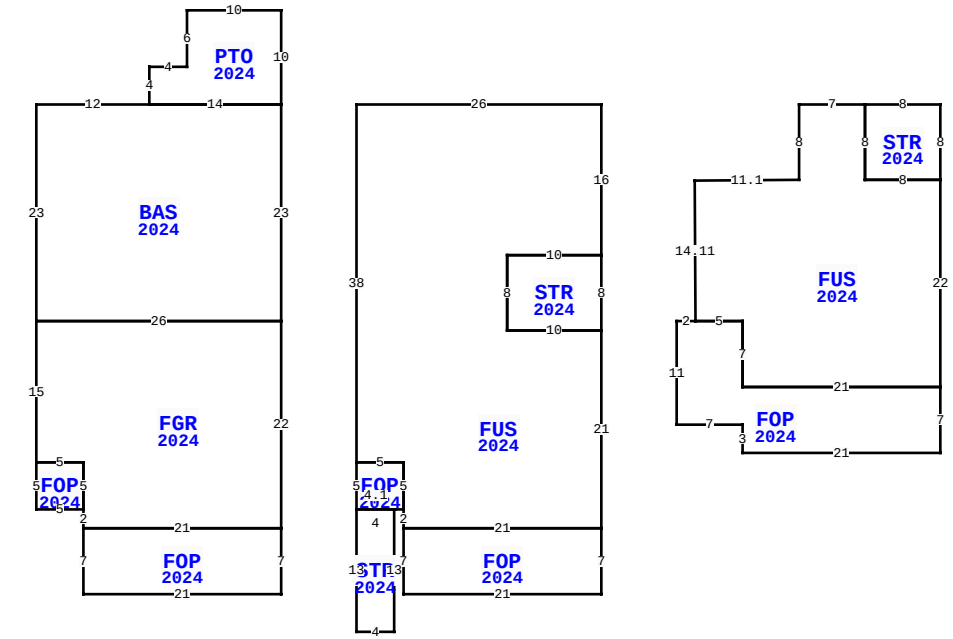
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	598	100	2024	598	146,914
FGR	537	55	2024	295	72,474
FOP	25	30	2024	8	1,965
FOP	25	30	2024	8	1,965
FOP	147	30	2024	44	10,810
FOP	147	30	2024	44	10,810
FOP	224	30	2024	67	16,460
FUS	593	100	2024	593	145,686
FUS	1,055	100	2024	1,055	259,188
PTO	116	5	2024	6	1,474
TOTALS	3,663			2,737	672,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,737	148.7424	246.91	675,793	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 0% - 2024 Heated Area: 2246 HX Base Yr



** This building has 13 Sub-Areas

2710 W 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	672,414
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	922,414
SOH/AGL Deduction	0
ASSESSED VALUE	922,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	922,414
TOTAL JUST VALUE	922,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	843,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1769			05/31/2023
20211769	NEW CONSTR	0	04/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/0752	11/30/2020	WD	Q	V	01	210,000
GRANTOR: NAUTICAL VIEW LLC						
GRANTEE: MCNEAL KATHERINE						
1339/1257	8/05/2005	WD	Q	V		2,925,000
GRANTOR: SEA ISLAND INVESTORS						
GRANTEE: NAUTICAL VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=34,0] E26 S16 W10 S8 E10 S21 W21 N2 N5 W5 N38 $
BAS=[YR=2024;ORIG=26,0] W14 W12 S23 E26 N23 $
FUS=[YR=2024;ORIG=81,8] N8 E7 S8 E8 S22 W21 N7 W5 U14.11L0.1 U0.1R11.1 $
FGR=[YR=2024;ORIG=0,23] S15 E5 S5 S2 E21 N22 W26 $
FOP=[YR=2024;ORIG=96,30] W21 N7 W5 W2 S11 E7 S3 E21 N7 $
FOP=[YR=2024;ORIG=5,45] E21 S7 W21 N7 $
FOP=[YR=2024;ORIG=39,45] E21 S7 W21 N7 $
PTO=[YR=2024;ORIG=26,0] N10 W10 S6 W4 S4 E14 $
STR=[YR=2024;ORIG=50,16] E10 S8 W10 N8 $
STR=[YR=2024;ORIG=88,0] E8 S8 W8 N8 $

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		R-3	45.00	100.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 12/04/2023 BY TW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS