LOT 22
PHOENIX WALK PB 5/55

**HALEY KATHLEEN ANN &/TORRES EILEEN**
2 ZACHARY COURT
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1635-0022-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 06 | Quality Level 06 |

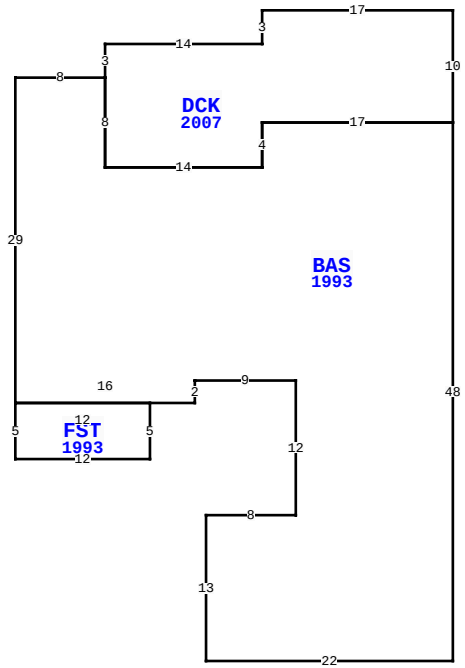
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1074.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,359 | 100 | 1993 | 1,359 | 193,306 |
| DCK | 324 | 10 | 2007 | 32 | 4,551 |
| FST | 60 | 55 | 1993 | 33 | 4,694 |
| TOTALS | 1,743 | | | 1,424 | 202,552 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,424 | 170.3957 | 178.92 | 254,782 | 1984 | 1984 | 0 | 0 | 0 | 20.50 | 79.50 |

1 TOWNHOUSE 100% - 2026 Heated Area: 1359 HX Base Yr 2026




2 ZACHARY CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/04/2008 DJ | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 202,552 |
| TOTAL MARKET OB/XF VALUE | | 2,244 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 504,796 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 504,796 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 453,385 |
| TOTAL JUST VALUE | | 504,796 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 525,570 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20060052 | DEMOLITION | 0 | 01/11/2006 |
| B0040158 | REPAIR/RRF | 3,000 | 01/26/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2375/0333 | 7/07/2020 | WD | Q | I | 01 | 365,000 |
| GRANTOR: MCKAY JOHN K & JAN P | | | | | | |
| GRANTEE: HALEY KATHLEEN ANN | | | | | | |
| 1167/0889 | 9/02/2003 | WD | Q | I | | 205,000 |
| GRANTOR: BOWIE DEBORAH L & LAR | | | | | | |
| GRANTEE: MCKAY JOHN K & JAN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

DCK=[YR=2007] W17 S3 W14 S3 BAS=[YR=1993] W8 S29
FST=[YR=1993] S5 E12 N5 W12$ E16 N2 E9 S12 W8 S13 E22 N48
W17 S4 W14 N8$ S8 E14 N4 E17 N10$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 51.5 | 1,803 | |
| 5 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 145.00 | SF | 8.00 | 8.00 | 100 | 1984 | 1984 | 3 | 38 | 441 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,244

| 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 | 000310 | C | TOWNHOUSE | 100 | | R-1 | 39.00 | 109.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 300,000.00 | 300,000.00 | 300,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS