BLOCK 216 SUB N1/2 OF B OF 10
& N 1' OF S1/2 OF B OF 10
IN OR 1342/559

MCDONALD ZELL GLORIA KEGLER
2915 PARK SQ PL
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0216-10B1**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

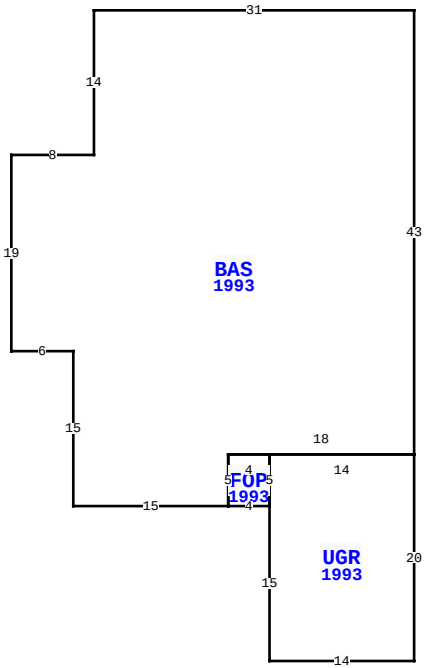
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1009.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,580 | 100 | 1993 | 1,580 | 141,287 |
| FOP | 20 | 30 | 1993 | 6 | 537 |
| UGR | 280 | 45 | 1993 | 126 | 11,267 |
| TOTALS | 1,880 | | | 1,712 | 153,091 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,712 | 112.8000 | 118.44 | 202,769 | 1908 | 1980 | 0 | 0 | 0 | 24.50 | 75.50 |

1 SINGLE FAM 0% - 0 Heated Area: 1580 HX Base Yr




212 DIVISION ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 04/02/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 153,091 |
| TOTAL MARKET OB/XF VALUE | 2,448 |
| TOTAL LAND VALUE - MARKET | 118,800 |
| TOTAL MARKET VALUE | 274,339 |
| SOH/AGL Deduction | 34,768 |
| ASSESSED VALUE | 239,571 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 239,571 |
| TOTAL JUST VALUE | 274,339 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 268,452 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5550 | ADDITION | 25,000 | 08/21/1989 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1342/0559 | 8/16/2005 | QC | Q | I | 01 | 100 |
| GRANTOR: MCDONALD ZELL GLORIA | | | | | | |
| GRANTEE: PINKETT SHELLY R MC | | | | | | |
| 0616/0444 | 1/07/1991 | QC | U | I | 07 | 100 |
| GRANTOR: HARVEY CLARENCE & L | | | | | | |
| GRANTEE: MCDONALD ZELL G | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W31 S14 W8 S19 E6 S15 E15 FOP=[YR=1993] E4
UGR=[YR=1993] S15 E14 N20 W14 S5 $ N5 W4 S5 $ N5 E18 N43 $ .

### 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1990 | 1990 | 3 | 64 | 2,240 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 8 | 13 | 104.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 208 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,448

| 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 | 0006 | R-2 | 44.00 | 100.00 | 44.00 | FF | | 1.00 | 1.00 | 1.00 | 2,700.00 | 2,700.00 | 118,800 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 118,800 Market: 0 Agricultural: 0 Common: 118,800 PRINTED 07/09/2026 BY SYS