

MCKINNEY MICHELLE EVANS
85739 STONEHURST PKWY
FERNANDINA BEACH, FL 32034

13-2N-27-0724-0111-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				378,968			
TOTAL MARKET OB/XF VALUE				70,900			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				524,868			
SOH/AGL Deduction				0			
ASSESSED VALUE				524,868			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				524,868			
TOTAL JUST VALUE				524,868			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				510,832			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
SP240008556		SWIMMING POOL		94,499		07/23/2024	
230007345						06/08/2023	
23000728		NEW CONSTR		491,200		01/18/2023	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/1729		7/03/2023	SW	Q	I	01	501,800
GRANTOR: LENNNAR HOMES LLC							
GRANTEE: MCKINNEY MICHELLE E							
2638/240		5/03/2023	SW	U	V	30	2,155,400
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNNAR HOMES LLC							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2023;ORIG=12,0] E18 S11 E18 N11 E14 S70 W12 W2 N7 W6 N13 W30 N50 \$							
FGR=[YR=2023;ORIG=42,50] W30 S21 E20 N1 E9 E1 N7 N13 \$							
FOP=[YR=2023;ORIG=48,0] W18 S11 E18 N11 \$							
FOP=[YR=2023;ORIG=48,63] W6 S7 W1 S2 E9 N2 W2 N7 \$							