



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100	1,478	132,057
BAS	60	100	60	5,361
FOP	81	30	24	2,145
UGR	312	45	140	12,509
TOTALS	1,931		1,702	152,071

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	50	6	16	96.00	SF	15.00	15.00	
2	0940	SHEDS/PORT	0	50	6	12	72.00	SF	20.10	20.10	
4	0811	CONCRETE B	0	50	0	0	800.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	50		RS-2	100.00	150.00	0.33	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,702	136.1800	122.90	209,176	1961	1985	0	0	27.30	72.70
1 SINGLE FAM - 50% - 0											
Heated Area: 1538											
HX Base Yr											
942631 OLD NASSAUVILLE RD, FERNANDINA BEACH											
BLD DATE: 05/30/2023 MLU											

TOTAL OB/XF											
2,532											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		152,071	
TOTAL MARKET OB/XF VALUE		2,532	
TOTAL LAND VALUE - MARKET		55,688	
TOTAL MARKET VALUE		210,291	
SOH/AGL Deduction		89,774	
ASSESSED VALUE		120,517	
TOTAL EXEMPTION VALUE		HA HAB WX	
BASE TAXABLE VALUE		90,517	
TOTAL JUST VALUE		210,291	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,456	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805218	REMODEL	23,800	08/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2501/0759	9/30/2021	QC	U	I	11	100	
GRANTOR: BAKER SHIRLEY							
GRANTEE: BAKER SHIRLEY A & K							
0673/1212	1/12/1993	WD	U	V		4,000	
GRANTOR: BAKER FLOYD JR & S A							
GRANTEE: STATE OF FLA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W10 BAS=[YR=1998] N6 W10 S6 E10 \$ W42											
UGR=[YR=1993] W12 S26 E12 N26 \$ S26 E10 S3 E33 FOP=[YR=1993] S9 E9 N9 W9 \$ E9 N29 \$.											