SEC 27-2N-28 PARCEL 10-4 &
SEC 29-2N-28 PARCEL 1-9
IN OR 585/984 (EX 10-5) &

WORTHAM JACK LOUIS
942327 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-0000-0010-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

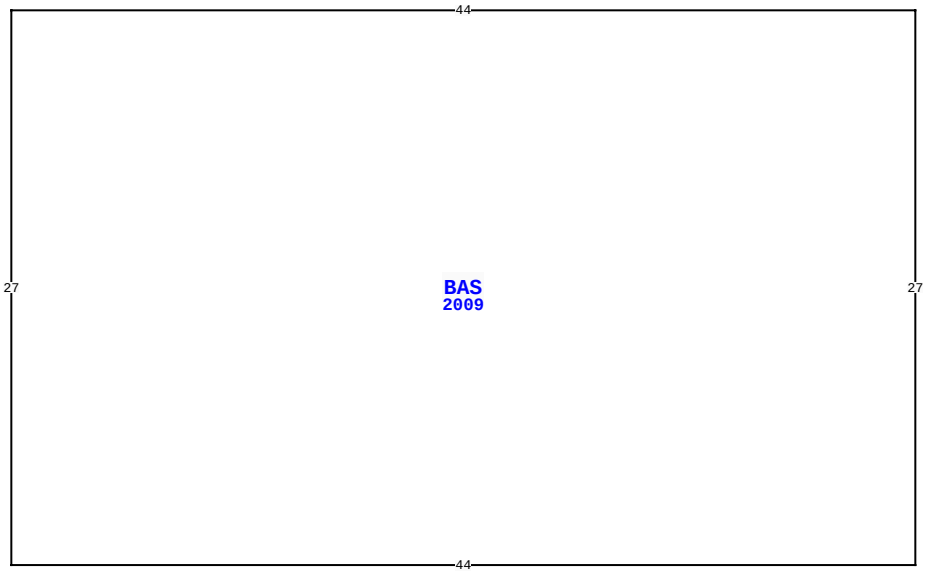
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	64,106
TOTALS	1,188		1,188	64,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	116.8000	81.76	97,131	2009	2009	0	0	0	34.00	66.00

1 M/H 94+ – 0% - 0 Heated Area: 1188 HX Base Yr



942235 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	02/03/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,106
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	139,106
SOH/AGL Deduction	40,333
ASSESSED VALUE	98,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,773
TOTAL JUST VALUE	139,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26386	REMODEL	1,800	08/01/2012
C5187	CO ISSUED	0	07/06/2009
E21738	ELEC OTHER	0	04/01/2009
M14488	MECH OTHER	0	04/01/2009
P13741	PLUMBING	0	04/01/2009
MH5187	MH MOVE-ON	0	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0585/0984	12/12/1989	QC	U	V	10	100

GRANTOR: WORTHAM CYNTHIA
GRANTEE: WORTHAM JACK LOUIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W44 S27 E44 N27 $.

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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/29/2019 BY KWX Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS