PT OF GOVT LOT 4
IN OR 796 PG 1442

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

2023

27-2N-28-0000-0010-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

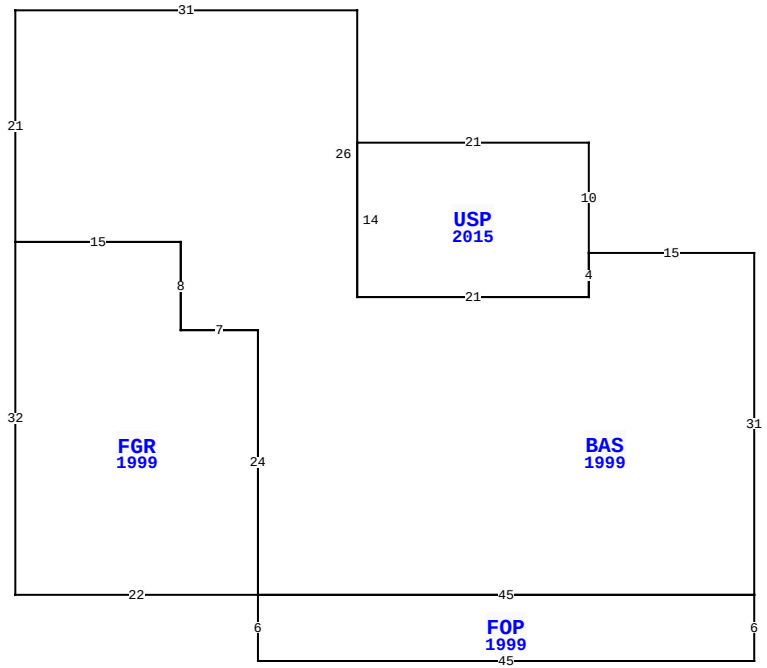
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100	2,027	189,690
FGR	648	55	356	33,315
FOP	270	30	81	7,580
USP	294	30	88	8,235
TOTALS	3,239		2,552	238,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,552	125.3040	113.09	288,606	1999	1999	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2000 Heated Area: 2027 HX Base Yr 2000



942327 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,301
TOTAL MARKET OB/XF VALUE		5,404
TOTAL LAND VALUE - MARKET		348,562
TOTAL MARKET VALUE		614,267
SOH/AGL Deduction		350,371
ASSESSED VALUE		263,896
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,896
TOTAL JUST VALUE		614,267
NCON VALUE		21,480
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010716	GARAGE	50,299	07/14/2022
R1313729	ROOF	11,000	12/01/2013
B1327606	ADDITION	3,250	08/01/2013
974520	NEW CONSTR	101,218	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0796/1442	6/17/1997	WD	Q	V		40,000

GRANTOR: MASHBURN IMOGENE & HE
GRANTEE: WORTHAM JACK & CHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W15 USP=[YR=2015] N10 W21 S14 E21 N4$ S4 W21 N26 W31 S21 FGR=[YR=1999] S32 E22 FOP=[YR=1999] S6E45 N6 W45$ N24 W7 N8 W15$ E15S8 E7 S24 E45 N31$.

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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	4	12	48.00	SF	6.50	6.50	100	1999	1999	3	79	246	
3	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50	6.50	100	1999	1999	3	79	2,218	

LAND DESCRIPTION

TOTAL OB/XF 5,404

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	100			0.00	0.00	7.15	AC		1.00	1.00	0.65	75,000.00	48,750.00	348,562							

REVIEW DATE 11/28/2022 BY DJ Total Acres: 7.15 Total Land Value: 348,562 Market: 0 Agricultural: 0 Common: 348,562 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

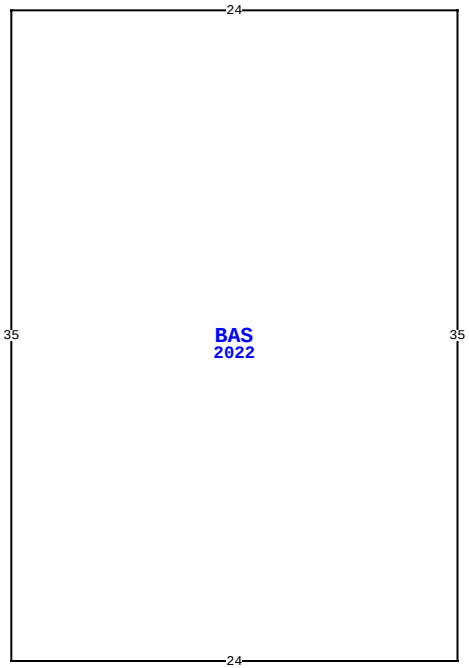
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	21,480
TOTALS	840		840	21,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	73.8100	25.83	21,697	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2000 Heated Area: 840 HX Base Yr 2000



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GRANTOR: MASHBURN IMOGENE & HE

GRANTEE: WORTHAM JACK & CHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24S35E24N35$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/28/2022 BY DJ Total Acres: 7.15 Total Land Value: 348,562 Market: 0 Agricultural: 0 Common: 348,562 PRINTED 08/02/2023 BY SYS