IN OR 488/1267 & OR 502/443
ESMT OR 1381/859

STOKES JANICE A VINZANT
942189 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

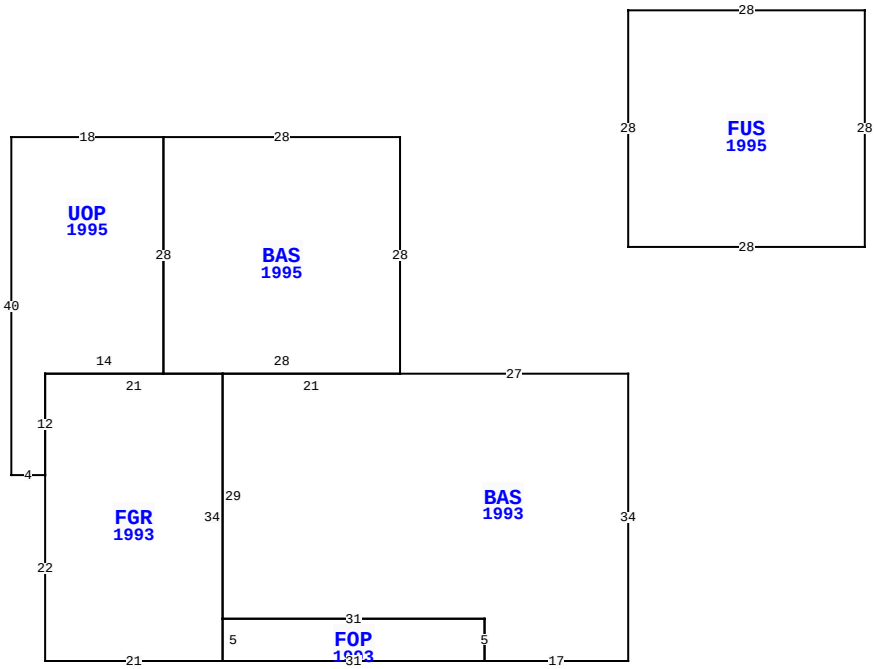
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,477	100	1,477	105,545
BAS	784	100	784	56,023
FGR	714	55	393	28,083
FOP	155	30	46	3,287
FUS	784	100	784	56,023
UOP	552	20	110	7,860
TOTALS	4,466		3,594	256,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,594	103.5000	93.41	335,716	1978	1985	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 1979 Heated Area: 3045 HX Base Yr 1979



942189 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,023
TOTAL MARKET OB/XF VALUE		9,829
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		535,352
SOH/AGL Deduction		274,467
ASSESSED VALUE		260,885
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,885
TOTAL JUST VALUE		535,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01417	ADDITION	58,800	10/01/1994
7310	XFOB	9,792	06/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0502/0443	10/01/1986	WD	U	I		100
GRANTOR:						
GRANTEE:						
0165/0548	3/11/1974	WD	Q	V		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 BAS=[YR=1995] N28 W28 UOP=[YR=1995] W18 S40 E4 FGR=[YR=1993] S22 E21 FOP=[YR=1993] E31 N5 W31 S5$ N34 W21 S12$ N12 E14 N28$ S28 E28$ W21 S29 E31 S5 E17 N34$ PTR= N15 FUS=[YR=1995] E28 N28 W28 S28$ S15$.

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
3	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	1985	1985	3	49.5	347	
5	0812	CONCRETE C	0	100	0	0	3,704.00	SF	4.00	4.00	100	1991	1991	3	64	9,482	

LAND DESCRIPTION

TOTAL OB/XF 9,829

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		OR	0.00	0.00	5.00	AC		1.00	1.00	0.70	75,000.00	52,500.00	262,500							

REVIEW DATE 11/14/2018 BY KBA Total Acres: 5.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

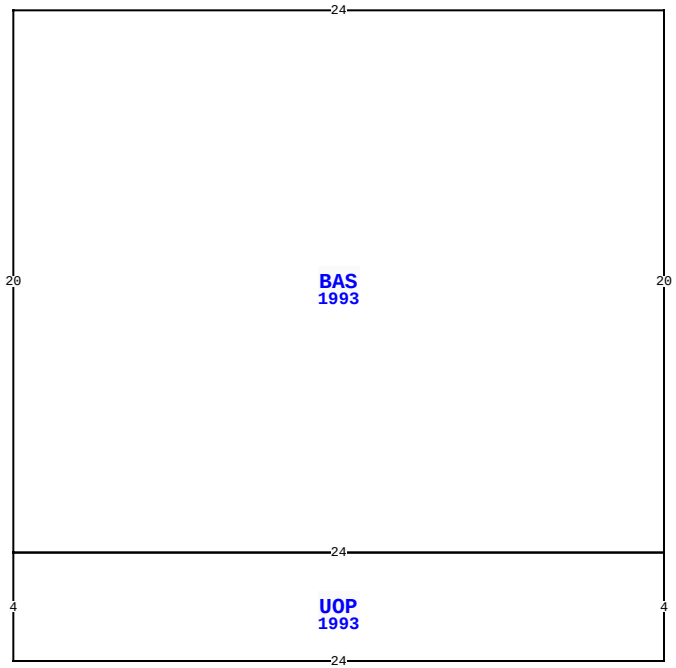
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	480	100	480	5,964
UOP	96	20	19	236
TOTALS	576		499	6,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	499	71.0000	24.85	12,400	1991	1991	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1979 Heated Area: 480 HX Base Yr 1979



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942189 OLD NASSAUVILLE RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S20 UOP=[YR=1993] S4 E24 N4 W24$ E24 N20$.

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 11/14/2018 BY KBA Total Acres: 5.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/02/2023 BY SYS