



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	03
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	05
DOR CODE	5000
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	81,089
FOP	105	30	32	3,180
FOP	185	30	56	5,565

TOTALS	1,106	904	89,833
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EXTRA FEATURES	
L N	OB/XF CODE
1	0300

LAND DESCRIPTION	
L N	USE CODE
1	005000
2	005600
3	009530
4	009910

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	904	131.8680	119.01	107,585	1960	1985	0	0	0	16.50
1 SINGLE FAM - 0% - 0											
Heated Area: 816											
HX Base Yr											
FOP 1997											
BAS 1993											
FOP 1997											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/30/2023 MLU											

941972 OLD NASSAUVILLE RD, FERNANDINA BEACH											AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
120.00	SF	40.00	40.00	100	1987	1987	3	20	960				

TOTAL OB/XF															960		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
		0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00						
		0.00	0.00	1.50	AC		1.00	1.00	1.00	410.00	410.00						
		0.00	0.00	1.00	AC		1.00	1.00	0.20	2,500.00	500.00						
		0.00	0.00	2.50	AC		1.00	1.00	1.00	75,000.00	75,000.00	1					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		89,833	
TOTAL MARKET OB/XF VALUE		960	
TOTAL LAND VALUE - MARKET		263,000	
TOTAL MARKET VALUE		166,908	
SOH/AGL Deduction		49,554	
ASSESSED VALUE		117,354	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		117,354	
TOTAL JUST VALUE		353,793	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		125,775	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9704003	XFOB	0	06/01/1997
972271	H/AC	0	04/01/1997
970566	REPAIR/RRF	850	01/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1427/0815	7/12/2006	WD U	V	V	01	100	
GRANTOR: PETERS RONALD HANSON							
GRANTEE: PETERS RONADL HANSO							
0673/1216	1/12/1993	WD U	V	V		2,000	
GRANTOR: PETERS RONALD HANSON							
GRANTEE: STATE OF FLORIDA							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W17 FOP=[YR=1997] N3 E4 N7 W3 S3 W1 N3 W16 S10 E16\$ W17 S24 FOP=[YR=1997] S5 E21 N5 W21\$ E34 N24\$.	