

PT OF GOVT LOT 2
EX R/W IN OR 798/279
IN OR 766/1109

O'CONNER JAMES S & SANDIE G
941549 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0002-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 50	0900	01	1,893	100.8126	119.71	226,611	1979	1995	0	0	0	16.75	83.25	STANDARD																			
Exterior Wall	20	FACE BRICK 50	1 SNGL FAM - 100% - 1997													Heated Area: 1853 HX Base Yr 1997																			
Roof Structure	03	GABLE/HIP 100														VALUATION BY																			
Roof Cover	03	COMP SHNGL 100														Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										188,654									
Interior Floor	15	HARDTILE 60														TOTAL MARKET OB/XF VALUE										34,698									
Interior Floor	14	CARPET 40														TOTAL LAND VALUE - MARKET										75,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										298,352									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										137,982									
Bedrooms	3	100														ASSESSED VALUE										160,370									
Bathrooms	2	100														TOTAL EXEMPTION VALUE										50,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										110,370									
Stories	1.	1. 100	TOTAL JUST VALUE										298,352																						
Units	0	100	NCON VALUE										0																						
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE																						
Occupancy	00	NONE 100											222,109																						
Quality	01	Quality Level 01																																	
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	1,203	100	1,203	119,889																															
BAS	650	100	650	64,778																															
FOP	135	30	40	3,986																															
TOTALS	1,988		1,893	188,654																															
EXTRA FEATURES										941549 OLD NASSAUVILLE RD, FERNANDINA BEACH																									
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																		
1	0810	CONCRETE A	0	100	0	0	160.00	UT	6.50	6.50	100	1980	1980	3	35	364																			
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450																			
3	0811	CONCRETE B	0	100	0	0	594.00	SF	5.20	5.20	100	1997	1997	3	75	2,317																			
4	0510	GARAGE WD-	0	100	40	45	1,800.00	SF	35.00	35.00	100	2003	2003	3	36	22,680																			
5	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	2003	2003	3	84	2,730																			
6	1242	WD DECK A	0	100	0	0	845.00	SF	6.00	6.00	100	2017	2017	3	82	4,157																			
LAND DESCRIPTION										TOTAL OB/XF										34,698															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000																		
REVIEW DATE 01/17/2019 BY KWX Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																			