PT OF GOVT LOT 3
IN OR 2417/1440 EX S-8
EX R/W OR 675/124

LITTLE BRANDON J & ASHLEY K
941359 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0022-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

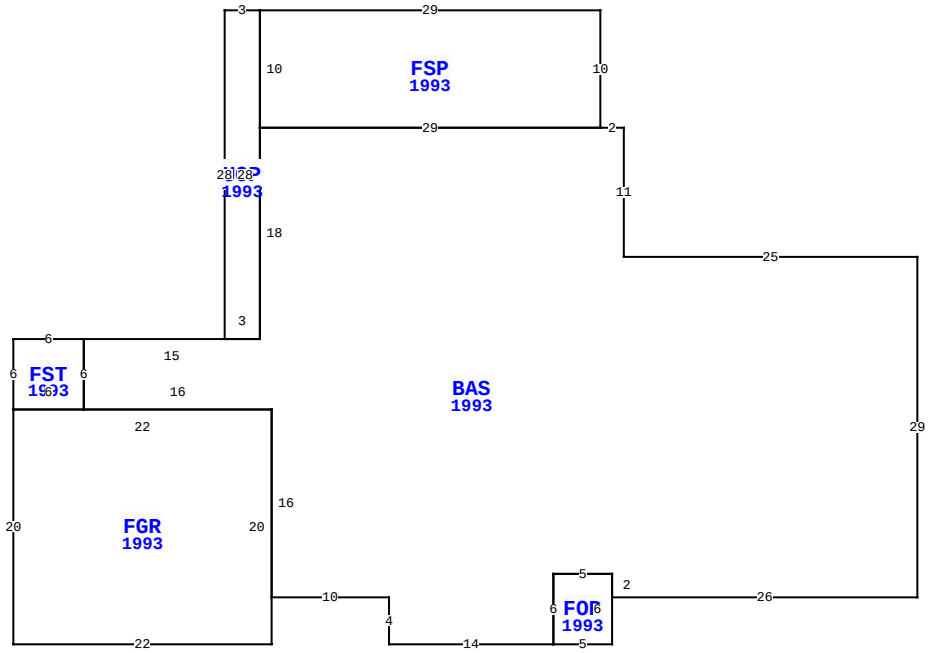
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
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	2,085	100	2,085	191,420
FGR	440	55	242	22,218
FOP	30	30	9	826
FSP	290	40	116	10,650
FST	36	55	20	1,836
UOP	84	20	17	1,561
TOTALS	2,965		2,489	228,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,489	96.9408	115.12	286,534	1976	1995	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2021 Heated Area: 2085 HX Base Yr 2021



941359 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		228,511
TOTAL MARKET OB/XF VALUE		4,606
TOTAL LAND VALUE - MARKET		78,000
TOTAL MARKET VALUE		311,117
SOH/AGL Deduction		107,705
ASSESSED VALUE		203,412
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,412
TOTAL JUST VALUE		311,117
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2417/1440	12/15/2020	WD	U	I	30	200,000
GRANTOR: LITTLE CALVIN J						
GRANTEE: LITTLE BRANDON J &						
2106/1333	3/10/2017	WD	Q	I	01	206,000
GRANTOR: JONES GLORIA H						
GRANTEE: LITTLE CALVIN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 N11 W2 FSP=[YR=1993] N10 W29 UOP=[YR=1993] W3 S28 E3 N28$ S10 E29$ W29 S18 W15 FST=[YR=1993] W6 S6 FGR=[YR=1993] S20 E22 N20 W22 $ E6 N6$ S6 E16 S16 E10 S4 E14 FOP=[YR=1993] E5 N6 W5 S6$ N6 E5 S2 E26 N29$.

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	0811	CONCRETE B	0	100	0	0	1,094.00	SF	5.20	5.20	100	1980	1980	3	35	1,991	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	1242	WD DECK A	0	100	0	0	450.00	SF	10.00	10.00	100	1995	1995	3	20	900	

LAND DESCRIPTION

TOTAL OB/XF 4,606

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	0004	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	75,000.00	75,000.00	78,000							

REVIEW DATE 01/25/2018 BY KW Total Acres: 1.04 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 08/02/2023 BY SYS