PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 247/398
(EX R/W IN OR 676/825 & ESMT

NASSAUVILLE VOLUNTEER FIRE DEPT INC
941328 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

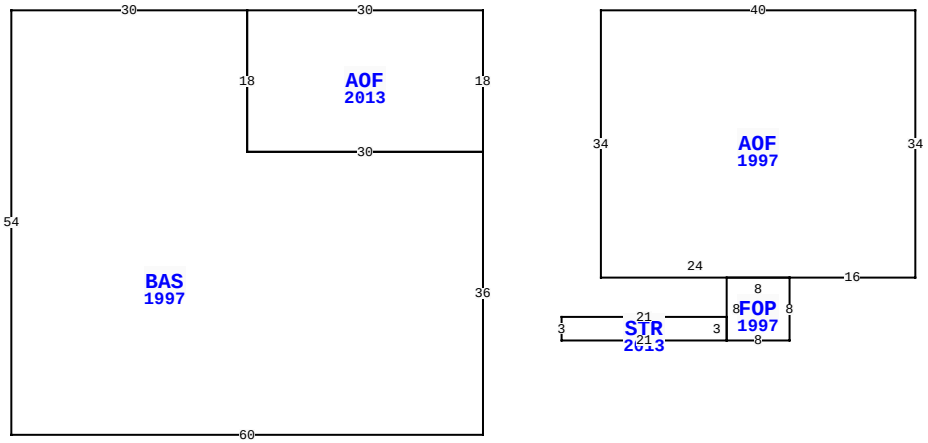
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		30 100
RMS		7 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,360	100	1,360	178,833
AOF	540	100	540	71,007
BAS	2,700	100	2,700	355,037
FOP	64	30	19	2,498
STR	63	10	6	789
TOTALS	4,727		4,625	608,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	4,625	89.3214	150.28	695,045	1997	1997	0	0	0	12.50	87.50

1 CHURCH – 0% - 0 Heated Area: 4600 HX Base Yr



941328 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	12/10/2021	KK	LGL DATE	
XF DATE	12/10/2021	KK	LAND DATE	12/10/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		608,164
TOTAL MARKET OB/XF VALUE		26,103
TOTAL LAND VALUE - MARKET		80,500
TOTAL MARKET VALUE		714,767
SOH/AGL Deduction		388,436
ASSESSED VALUE		326,331
TOTAL EXEMPTION VALUE	10	326,331
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		714,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011817	REPAIR/RRF	1,700	09/07/2021
972004	ADDITION	0	01/01/1997
963384	ADDITION	7,800	10/01/1996
R93-069	REPAIR/RRF	500	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0676/0825	3/04/1993	WD	U	V		1,700
GRANTOR: NASSAUVILLE FIRE DPT						
GRANTEE: STATE OF FLORIDA						
0247/0398	10/01/1977	WD	U	V		1,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2013] W30 BAS=[YR=1997] W30 S54 E60 N36 W30 N18$ S18 E30 N18$ PTR= E15 AOF=[YR=1997] E40 S34 W16 FOP=[YR=1997] S8 W8 STR=[YR=2013] W21 N3 E21 S3$ N8 E8$ W24 N34$ W15$.

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
2	6002	EL ROLL DR	0	0	12	12	5.00	UT	900.00	900.00	100	1997	1997	3	20	900	
3	0803	ASPHALT C	0	0	0	0	4,000.00	SF	2.00	2.00	100	1980	1980	3	50	4,000	
4	0803	ASPHALT C	0	0	0	0	1,440.00	SF	2.00	2.00	100	1997	1997	3	50	1,440	
5	0810	CONCRETE A	0	0	0	0	520.00	SF	6.50	6.50	100	1997	1997	3	75	2,535	
7	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1997	1997	3	45	405	
8	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1997	1997	3	45	700	
9	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1997	1997	3	75	122	
10	0351	CARPORT MT	0	0	35	18	630.00	SF	5.90	5.90	100	2015	2015	3	74	2,751	
11	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2015	2015	3	74	6,394	
12	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	2015	2015	3	81	1,458	

TOTAL OB/XF 20,705

LAND DESCRIPTION

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	007700	C	CLUB	0	0006	OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	50,000.00	50,000.00	80,500							

REVIEW DATE 12/10/2021 BY KK Total Acres: 1.61 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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13	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2015	2015	3	74	3,197	
14	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,265.00	1,265.00	100	2013	2013	3	87	2,201	

LAND DESCRIPTION

TOTAL OB/XF 5,398

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

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