

PT GOVT LOT 3 EX 23-2 & 23-3
IN OR 2038/1021
EX R/W OR 673/1967

CHEATHAM LEON SCOTT
941335 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0023-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26
Exterior Wall	05
Roof Structure	03
Roof Cover	03
Interior Wall	04
Interior Floor	14
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	05
DOR CODE	0100

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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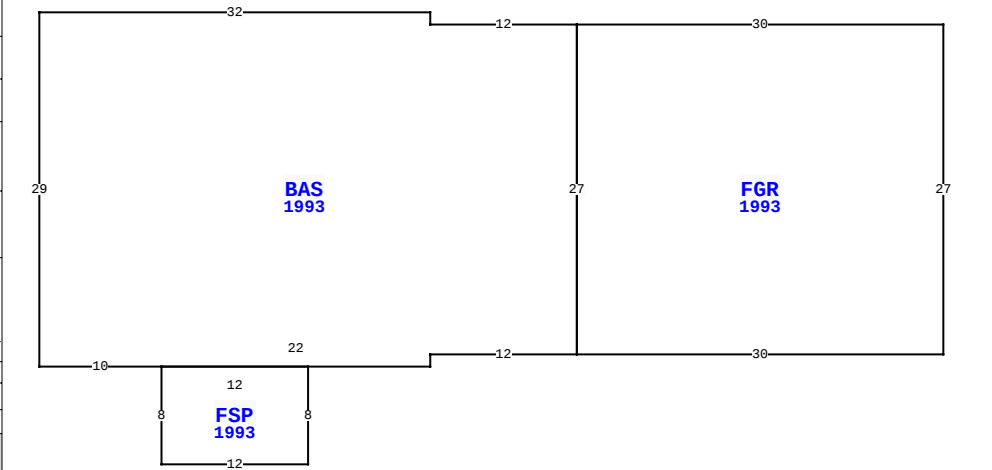
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1,252	105,358
FGR	810	55	446	37,532
FSP	96	40	38	3,198

TOTALS	2,158	1,736	146,087
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EXTRA FEATURES	
L N	OB/XF CODE
4	0500
5	0810

LAND DESCRIPTION	
L N	USE CODE
1	000115

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,736	113.3000	102.25	177,506	1950	1985	0	0	17.70	82.30
1 SINGLE FAM - 100% - 1991						Heated Area: 1252		HX Base Yr 1991			



941335 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	100	1950	1950	3	20	700	
5	0810	CONCRETE A	0	100	17	85.00	SF	6.50	100	1990	1990	3	62	343	

TOTAL OB/XF															1,043
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
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.68	AC		1.00	1.00	1.00	75,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		146,087	
TOTAL MARKET OB/XF VALUE		1,043	
TOTAL LAND VALUE - MARKET		201,000	
TOTAL MARKET VALUE		348,130	
SOH/AGL Deduction		250,211	
ASSESSED VALUE		97,919	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		47,919	
TOTAL JUST VALUE		348,130	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,366	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800793	REPAIR/RRF	6,400	01/01/2018
6298	REPAIR/RRF	4,000	02/05/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2038/1021	3/09/2016	QC U	I	11	
GRANTOR: CHEATHAM MARGARET KAY					
GRANTEE: CHEATHAM LEON SCOTT					
0883/1558	5/19/1999	QC U	I	01	
GRANTOR: CHEATHAM MARGARET KAY					
GRANTEE: CHEATHAM LEON SCOTT					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W12 N1 W32 S29 E10 FSP=[YR=1993] S8 E12 N8W12\$ E22 N1 E12 FGR=[YR=1993] E30 N27 W30S27\$ N27\$.	