



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	02	Quality Level 02
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	1,363	100	1,363	144,044
FOP	24	30	7	740
UGR	545	45	245	25,892
UOP	126	20	25	2,642

TOTALS	2,058		1,640	173,318
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0861	POOL GUNIT	0 100	30	16	480.00	SF	85.00	85.00
2	0845	KOOL DECK	0 100	130	3	390.00	SF	7.25	7.25
3	0810	CONCRETE A	0 100	0	0	402.00	SF	6.50	6.50
4	0811	CONCRETE B	0 100	0	0	2,940.00	SF	5.20	5.20
5	0476	VF 6 SBPL	0 100	0	0	320.00	LF	32.00	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0004	RS-1	105.00	159.00	0.70

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,640	108.5280	128.88	211,363	1974	1998	0	0	0 18.00	82.00
1 SNGL FAM - 100% - 1975											
Heated Area: 1363											
HX Base Yr 1975											
941160 OLD NASSAUVILLE RD, FERNANDINA BEACH											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/30/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		173,318	
TOTAL MARKET OB/XF VALUE		34,934	
TOTAL LAND VALUE - MARKET		78,750	
TOTAL MARKET VALUE		287,002	
SOH/AGL Deduction		166,587	
ASSESSED VALUE		120,415	
TOTAL EXEMPTION VALUE		HX HB VX VP 113,874	
BASE TAXABLE VALUE		6,541	
TOTAL JUST VALUE		287,002	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,331	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108009	REPAIR/RRF	6,000	09/01/2021
B1806105	ALUMN FOP	4,139	06/14/2018
B1800844	REPAIR/RRF	6,400	01/01/2018
B1428459	REMODEL	4,000	03/17/2014
B1326837	CCDRIVE	13,635	02/01/2013
B24278	XF0B	7,732	01/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1872/1724	8/13/2013	QC U	I	11	
GRANTOR: WORTHINGTON BARRY C					
GRANTEE: WORTHINGTON BARRY C					
0625/0845	5/07/1991	QC U	I	01	
GRANTOR: WORTHINGTON LESLIE					
GRANTEE: WORTHINGTON BARRY C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=1993] W13 BAS=[YR=1993] W17 UOP=[YR=1993] N9 W14 S9 E14\$ W40 S27 E25 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S4 E18 N19 E8 N8\$ S8 W8 S21 E21 N29\$.									