



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 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	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	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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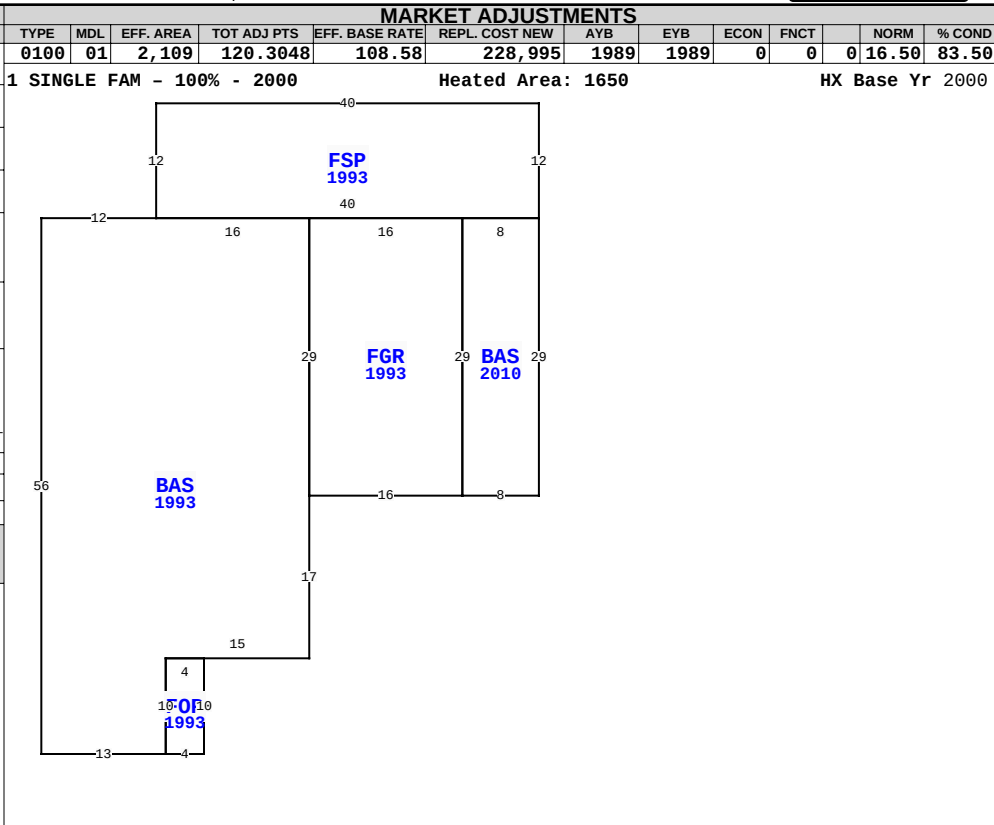
NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100	1,418	128,562
BAS	232	100	232	21,034
FGR	464	55	255	23,119
FOP	40	30	12	1,088
FSP	480	40	192	17,407

TOTALS	2,634	2,109	191,211
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
2	0811	CONCRETE B	0 100	0	0	525.00	SF	5.20	5.20	100	1989
3	0510	GARAGE WD-	0 100	20	24	480.00	SF	23.45	23.45	100	1992
4	0845	KOOL DECK	0 100	0	0	566.00	SF	7.25	7.25	100	1992
5	0861	POOL GUNIT	0 100	32	18	576.00	SF	51.00	51.00	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0004	RS-1	0.00	0.00	1.31	AC	1.00



941126 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
14,838											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		191, 211	
TOTAL MARKET OB/XF VALUE		14, 838	
TOTAL LAND VALUE - MARKET		73, 688	
TOTAL MARKET VALUE		279, 737	
SOH/AGL Deduction		137, 962	
ASSESSED VALUE		141, 775	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		91, 775	
TOTAL JUST VALUE		279, 737	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		216, 608	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7996	XFOB	7,660	04/10/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0883/1322	5/18/1999	WD	Q	I	
GRANTOR: HIGGINBOTHAM HERMAN B					SALE PRICE
GRANTEE: WILDER EDMUND G JR					108,300
0627/0833	5/31/1991	WD	Q	I	
GRANTOR: WADE PAUL D & LATREL					67,000
GRANTEE: HIGGINBOTHAM HERMAN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W40 S12 BAS=[YR=1993] W12 S56 E13 FOP=[YR=1993] E4 N10 W4 S10\$ N10 E15 N17 FGR=[YR=1993] E16 BAS=[YR=2010] E8 N29 W8 S29 \$ N29 W16 S29\$ N29 W16\$ E40 N12\$.											