PT GOVT LOT 1 OF SEC 34-2N-28E
IN OR 1304/1736
SUB OF GOVT LOT 1 OF

BAINUM CECIL E
941098 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034-7323

2023

34-2N-28-4960-0003-0030

BUILDING CHARACTERISTICS

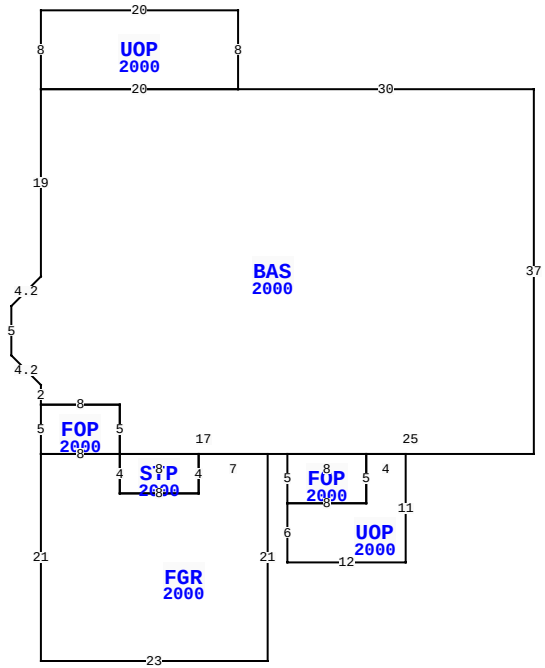
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,834	100	1,834	199,417
FGR	451	55	248	26,966
FOP	40	30	12	1,305
FOP	40	30	12	1,305
STP	32	10	3	326
UOP	92	20	18	1,957
UOP	160	20	32	3,480
TOTALS	2,649		2,159	234,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,159	102.5962	121.83	263,031	2000	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2006 Heated Area: 1834 HX Base Yr 2006



941098 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,755
TOTAL MARKET OB/XF VALUE		19,550
TOTAL LAND VALUE - MARKET		84,375
TOTAL MARKET VALUE		338,680
SOH/AGL Deduction		187,738
ASSESSED VALUE		150,942
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		95,942
TOTAL JUST VALUE		338,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/1736	3/28/2005	WD	Q	I		185,000
GRANTOR: KITCHENS HILTON L & M						
GRANTEE: BAINUM CECIL E & DE						
1116/0670	2/26/2003	WD	Q	I		140,000
GRANTOR: JERNIGAN JAMES W SR &						
GRANTEE: KITCHENS HILTON & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W30 UOP=[YR=2000] N8 W20 S8 E20$ W20 S19 L3 D3 S5 R3 D3 S2 FOP=[YR=2000] S5 FGR=[YR=2000] S21 E23 N21 W7 STP=[YR=2000] S4 W8 N4 E8 $ S4 W8 N4 W8 $ E8 N5 W8 $ E8 S5 E17 FOP=[YR=2000] S5 UOP=[YR=2000] S6 E12 N11 W4 S5 W8 $ E8 N5 W8 $ E25 N37 $.

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	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2000	2000	3	80	83	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	2000	2000	3	80	562	
3	0811	CONCRETE B	0	100	0	0	1,581.00	SF	5.20	5.20	100	2000	2000	3	80	6,577	
4	0476	VF 6 SBPL	0	100	0	0	400.00	LF	32.00	32.00	100	2016	2016	3	92	11,776	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 19,550

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	000100	C	SFR	100		RS-1	0.00	0.00	0.75	AC		1.00	1.00	1.50	75,000.00	112,500.00	84,375							

REVIEW DATE 03/07/2022 BY KWA Total Acres: 0.75 Total Land Value: 84,375 Market: 0 Agricultural: 0 Common: 84,375 PRINTED 08/02/2023 BY SYS