PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 54/213

CALHOUN JOHN R
96369 CALHOUN RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0008-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

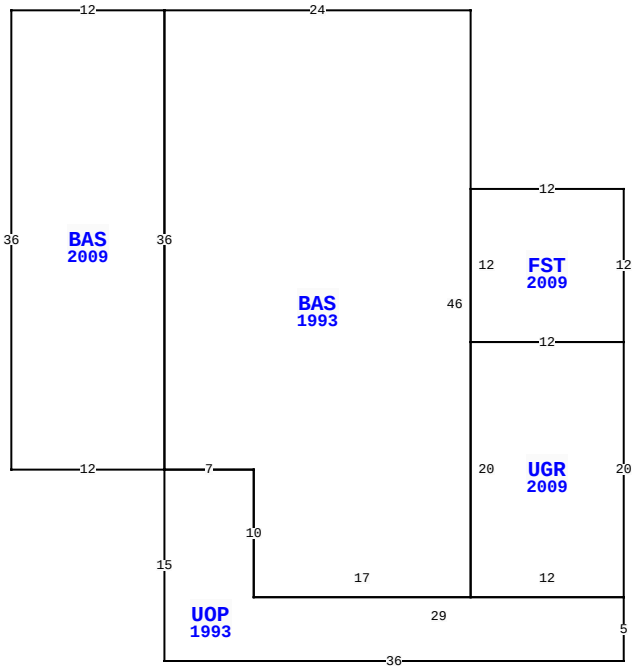
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,034	100	1,034	69,074
BAS	432	100	432	28,859
FST	144	55	79	5,277
UGR	240	45	108	7,215
UOP	250	20	50	3,340
TOTALS	2,100		1,703	113,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	90.0000	81.22	138,318	1964	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 0 Heated Area: 1466 HX Base Yr



96369 CALHOUN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 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		113,767
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		217,767
SOH/AGL Deduction		159,284
ASSESSED VALUE		58,483
TOTAL EXEMPTION VALUE	HX HB WR	38,483
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		217,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0054/0213	3/09/1965	WD	U	I	01	300

GRANTOR: CALHOUN HORACE & ELNO

GRANTEE: CALHOUN JOHN R & CA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 BAS=[YR=2009] W12 S36 E12 N36 $ S36
UOP=[YR=1993] S15 E36 N5 UGR=[YR=2009] N20 FST=[YR=2009]
N12 W12 S12 E12 $ W12 S20 E12$ W29 N10 W7 $ E7 S10 E17 N46 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	80,000.00	80,000.00	104,000							

REVIEW DATE 07/06/2020 BY KWA Total Acres: 1.30 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 08/02/2023 BY SYS