

PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 2542/719
(EX PT IN OR 793/143 &

CAMPBELL BRIAN M & REWA
96026 RED TIP LN
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
FOP	64	30	19	716
HXB	720	100	720	27,127
HXB	2,291	100	2,291	86,315
HXG	720	55	396	14,919
HXP	288	30	86	3,240
HXU	300	55	165	6,216
HXU	360	55	198	7,460

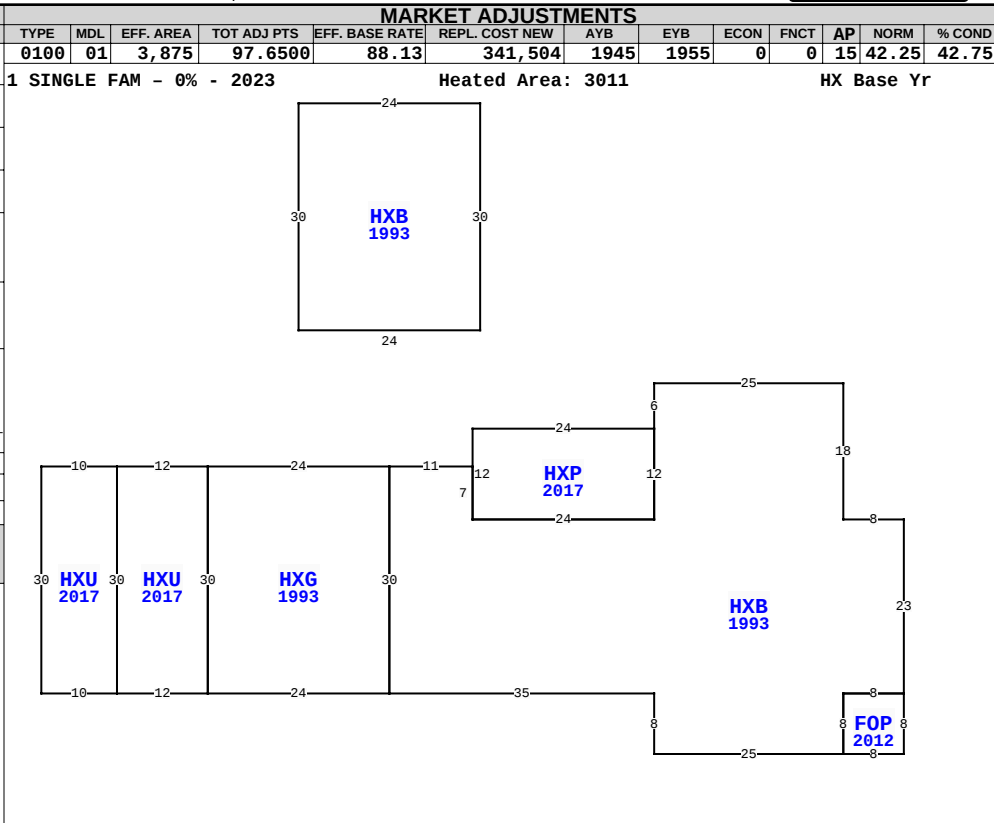
TOTALS	4,743		3,875	145,993
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0810	CONCRETE A	0	0	10	28			280.00	SF	6.50				746	
5	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00				2,030	

LAND DESCRIPTION

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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0		OR	0.00	0.00	2.52	AC		1.00	1.00	0.80	80,000.00	64,000.00	161,280							



96026 CALHOUN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																2,776
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		145,993
TOTAL MARKET OB/XF VALUE		2,776
TOTAL LAND VALUE - MARKET		161,280
TOTAL MARKET VALUE		310,049
SOH/AGL Deduction		0
ASSESSED VALUE		310,049
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		310,049
TOTAL JUST VALUE		310,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006123	HTD 2531	485,472	05/11/2023
B230005761	DEMO		05/04/2023
B26152	REMODEL	0	06/01/2012
973656	CHNGE SRVC	500	04/01/1997
8150	XF0B	1,800	06/05/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2542/0719	2/24/2022	QC	U	I	11
GRANTOR: CALHOUN JERRY MICHAEL					
GRANTEE: CAMPBELL BRIAN M &					
2462/0053	5/13/2021	FJ	U	I	11
GRANTOR: CALHOUN FRANCES MAE E					
GRANTEE: CALHOUN JERRY MICHA					

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W8 N18 W25 S6 HXP=[YR=2017] W24 S12 E24 N12\$
S12 W24 N7 W11 HXG=[YR=1993] W24 HXU=[YR=2017] W12
HXU=[YR=2017] W10 S30 E10 N30\$ S30 E12 N30\$ S30 E24 N30\$ S30
E35 S8 E25FOP=[YR=2012] E8 N8W8S8N8 E8 N23\$ PTR=N25 W80
HXB=[YR=1993] N30 E24 S30 W24\$ E80 S25\$.