PT OF WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 932/1915
(EX PT IN OR 1260/482)

DAVIS TINA SHUMAN
95098 FRANK WARD RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0055-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

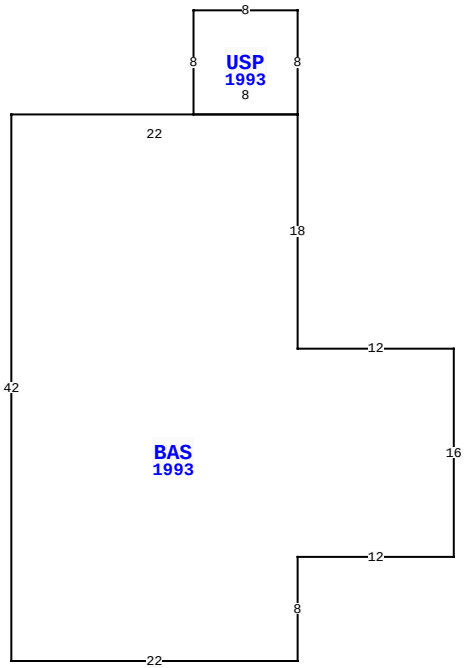
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	1,116	13,068
USP	64	30	19	222
TOTALS	1,180		1,135	13,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,135	64.8720	58.55	66,454	1950	1950	0	0	70	25.25	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1116 HX Base Yr



96128 NELSON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	13,291
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,750
TOTAL MARKET VALUE	56,041
SOH/AGL Deduction	7,566
ASSESSED VALUE	48,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,475
TOTAL JUST VALUE	56,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/1393	9/28/2007	WD	U	I	07	100
GRANTOR: NELSON MARION P L/E						
GRANTEE: DAVIS TINA SHUMAN						
0932/1915	5/19/2000	WD	U	I	07	100
GRANTOR: NELSON MARION P L/E						
GRANTEE: DAVIS TINA SHUMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N18 USP=[YR=1993] N8 W8 S8E8$ W22 S42 E22 N8 E12 N16$.

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	000100	C	SFR	0		RS-2	110.00	104.00	1.00	LT		1.00	1.00	0.95	45,000.00	42,750.00	42,750							

REVIEW DATE 11/30/2017 BY KW Total Acres: 0.00 Total Land Value: 42,750 Market: 0 Agricultural: 0 Common: 42,750 PRINTED 08/02/2023 BY SYS