LOT 8
FLORALA HOMES SUB PB 2/79

NEWMAN MELISSA C
942668 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-5040-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

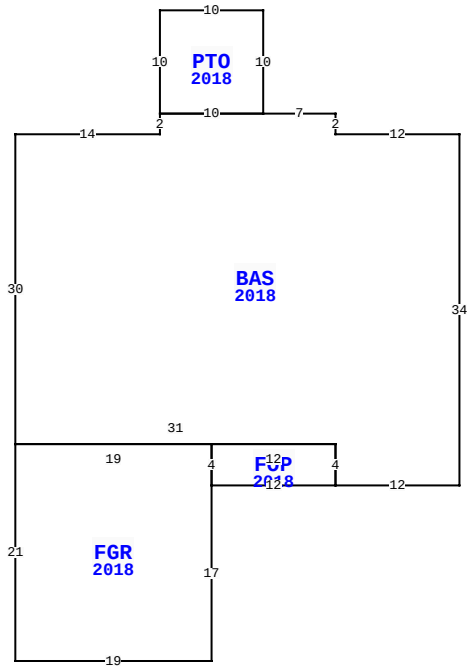
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,372	100	1,372	204,098
FGR	399	55	219	32,578
FOP	48	30	14	2,083
PTO	100	5	5	744
TOTALS	1,919		1,610	239,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,610	129.1422	153.36	246,910	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 1372 HX Base Yr



942668 OLD NASSAUVILLE 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	239,503
TOTAL MARKET OB/XF VALUE	4,990
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	289,493
SOH/AGL Deduction	59,573
ASSESSED VALUE	229,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,920
TOTAL JUST VALUE	289,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705354	CO ISSUED	0	05/01/2018
B175354	NEW CONSTR	170,572	06/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1803	9/02/2021	QC	U	I	11	100
GRANTOR: GUEVARA JOSE M HERNAN						
GRANTEE: NEWMAN MELISSA C						
2203/1372	6/11/2018	WD	Q	I	01	219,900
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: GUEVARA JOSE M H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 N2 W7 PTO=[YR=2018] N10 W10 S10 E10$ W10 S2 W14 S30FGR=[YR=2018] S21 E19 N17 FOP=[YR=2018] E12 N4 W12 S4$ N4 W19 $ E31 S4 E12 N34$.

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	0	27	3	81.00	SF	6.50	6.50	100	2018	2018	3	98	516	
2	0811	CONCRETE B	0	0	0	0	878.00	SF	5.20	5.20	100	2018	2018	3	98	4,474	

LAND DESCRIPTION

TOTAL OB/XF 4,990

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	100.00	175.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/25/2018 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS