

PT OF LOT 12 OR 761/404 &
BY WILL
O'NEIL HEIGHTS #1 PB 3/56

DAVIS LAWRENCE A
96091 NELSON ROAD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-5060-0012-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 AL SIDING 60
Exterior Wall	05 AVERAGE 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 70
Interior Wall	05 DRYWALL 30
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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	03 Quality Level 03
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	773	100	773	68,841
UOP	120	20	24	2,137
USP	135	30	40	3,562
TOTALS	1,028		837	74,541

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1980
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	1990
3	0510	GARAGE WD-	0 100	12	32	384.00	SF	23.10	23.10	100	1980
4	0810	CONCRETE A	0 100	0	0	58.00	SF	6.50	6.50	100	1980
5	0811	CONCRETE B	0 100	0	0	576.00	SF	5.20	5.20	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0005	RS-2	100.00	164.00	1.00	LT	1.00

REVIEW DATE 07/06/2020 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	837	119.9000	108.21	90,572	1962	1985	0	0	0 17.70	82.30
1 SINGLE FAM - 100% - 2012 Heated Area: 773 HX Base Yr											
96091 NELSON RD, FERNANDINA BEACH											

TOTAL OB/XF											
4,987											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1980
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Total Acres: 0.00 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				74,541			
TOTAL MARKET OB/XF VALUE				4,987			
TOTAL LAND VALUE - MARKET				40,500			
TOTAL MARKET VALUE				120,028			
SOH/AGL Deduction				0			
ASSESSED VALUE				120,028			
TOTAL EXEMPTION VALUE			14	120,028			
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				120,028			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				104,970			

TOTAL OB/XF											
4,987											
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1	000100	C	SFR	100	0005	RS-2	100.00	164.00	1.00	LT	1.00

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