

MAGALSKI STEVEN
941466 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall		12	CEDAR 80		0100	01	1,534	106.7838	96.37	147,832	1987	1990	0	0	0	17.50	82.50	Tax Group: 4 Tax Dist:												
Exterior Wall		08	WD ON PLY 20		1 SINGLE FAM - 100% - 2020													Heated Area: 936					HX Base Yr 2020			BUILDING MARKET VALUE			167,541	
Roof Structur		03	GABLE/HIP 100															TOTAL MARKET OB/XF VALUE					8,902							
Roof Cover		12	MODULAR MT 100															TOTAL LAND VALUE - MARKET					215,625							
Interior Wall		05	DRYWALL 100															TOTAL MARKET VALUE					392,068							
Interior Floo		13	LVT/LAMNT 50															SOH/AGL Deduction					211,599							
Interior Floo		14	CARPET 50															ASSESSED VALUE					180,469							
Air Condition		03	CENTRAL 100															TOTAL EXEMPTION VALUE					HX HB 50,000							
Heating Type		04	AIR DUCTED 100															BASE TAXABLE VALUE					130,469							
Bedrooms		1	100															TOTAL JUST VALUE					392,068							
Bathrooms		1	100															NCON VALUE					45,580							
Frame		02	WOOD FRAME 100															INCOME VALUE												
Stories		1.	1. 100															PREVIOUS YEAR MKT VALUE					244,570							
Units		0	100																											
BUD8 Adjustme		04	DIST 01 100																											
Occupancy		00	NONE 100																											
Quality		02	Quality Level 02																											
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	936	100	936	74,417																										
FOP	112	30	34	2,704																										
UGR	1,254	45	564	44,841																										
TOTALS					2,302		1,534	121,961																						
EXTRA FEATURES					941466 OLD NASSAUVILLE RD, FERNANDINA FL 32033																									
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														
1	0940	SHEDS/PORT	0 100	14	12	168.00	SF	30.00	30.00	100	1985	1985	3	20	1,008															
2	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	1985	1985	3	20	1,728															
3	0811	CONCRETE B	0 100	0	0	565.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,601															
4	0811	CONCRETE B	0 100	23	11	792.00	SF	5.20	5.20	100	1991	1991	3	64	2,636															
8	0803	ASPHALT C	0 100	0	0	1,340.00	SF	1.50	1.50	100	2000	2000	3	50	1,005															
9	1242	WD DECK A	0 100	42	11	462.00	SF	10.00	10.00	100	2000	2000	3	20	924															
LAND DESCRIPTION										TOTAL OB/XF										8,902										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	CG	0.00	0.00	86,250.00	SF		1.00	1.00	1.00	2.50	2.50	215,625													
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