

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 1867/1006
(EX ESMT OR 356/403)

MAGALSKI PAUL H
941454 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0029-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

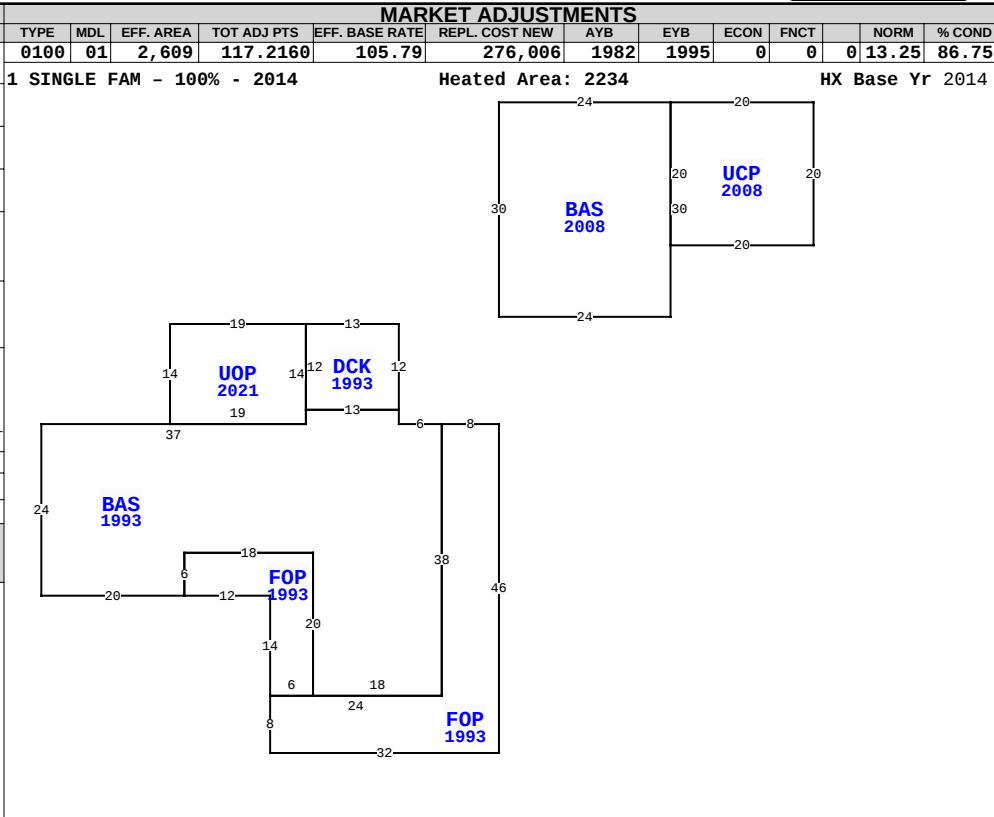
MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4005.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100	1,514	138,944
BAS	720	100	720	66,077
DCK	156	10	16	1,469
FOP	192	30	58	5,323
FOP	560	30	168	15,418
UCP	400	20	80	7,342
UOP	266	20	53	4,864

TOTALS	3,808		2,609	239,435
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,708.00	SF	4.00
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	18.00



941454 OLD NASSAUVILLE RD, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

LAND DESCRIPTION										TOTAL OB/XF 7,097									
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
1	000115	C	SFR ACRES	100		CG	0.00	0.00	65,340.00	SF		1.00	1.00	1.00	2.50	2.50	163,350		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										239,435									
TOTAL MARKET OB/XF VALUE										7,097									
TOTAL LAND VALUE - MARKET										163,350									
TOTAL MARKET VALUE										409,882									
SOH/AGL Deduction										234,031									
ASSESSED VALUE										175,851									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										125,851									
TOTAL JUST VALUE										409,882									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										274,973									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705150	H/AC	0	08/01/2017
B1703134	WINDOWS	5,162	05/01/2017
V010137	REMODEL	0	05/01/2001
003	REPAIR/RRF	3,465	04/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1867/1006	7/11/2013	WD	Q	I	02	153,300	
GRANTOR:HARDWICK JAMES O							
GRANTEE:MAGALSKI PAUL H							
1600/0867	12/31/2008	WD	Q	I	01	250,000	
GRANTOR:GEORGE MICHAEL W & JO							
GRANTEE:HARDWICK JAMES O							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=1993] W8 BAS=[YR=1993] W6 N2 DCK=[YR=1993] N12 W13 UOP=[YR=2021] W19 S14 E19 N14\$ S12 E13\$ W13 S2 W37 S24 E20 FOP=[YR=1993] E12 S14 E6 N20 W18 S6\$ N6 E18 S20 E18 N38\$ S38 W24 S8 E32 N46\$ PTR= N15 BAS=[YR=2008] N30 E24 UCP=[YR=2008] E20 S20 W20 N20\$ S30 W24\$ S15\$.									