

BLK A {K/A PARCEL A} LOT 7
IN OR 857/1445
WILDERS SUB OF NASSAU RIVER

BECK JAMES R
95255 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5180-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	187,584
FOP	48	30	14	1,465
FSP	168	40	67	7,013
FUS	496	100	496	51,920
UDG	720	55	396	41,453

TOTALS 3,224 2,765 289,437

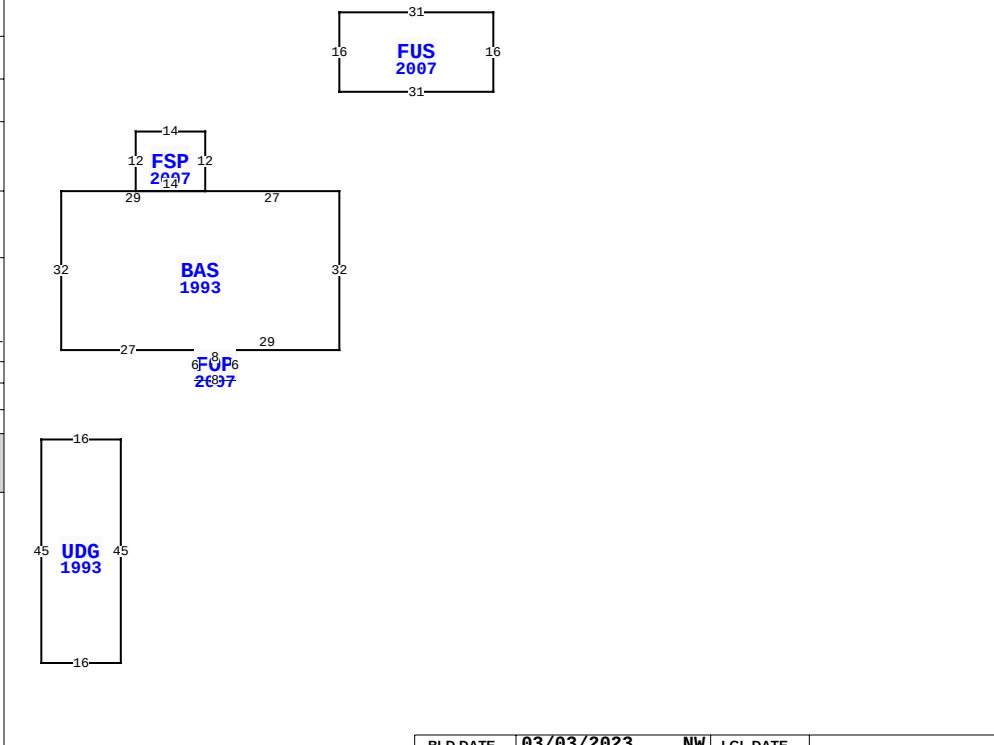
EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
5	0811	CONCRETE B	0	100	0	0	730.00	SF	5.20	5.20	100	1980	1980	3	35	1,329	
8	0861	POOL GUNIT	0	100	0	0	248.00	SF	85.00	85.00	100	2000	2000	3	27	5,692	
9	0911	SCRN RM A	0	100	36	40	1,440.00	SF	17.50	17.50	100	2000	2000	3	20	5,040	
10	0812	CONCRETE C	0	100	0	0	7,846.00	SF	4.00	4.00	100	2000	2000	3	80	25,107	
11	0845	KOOL DECK	0	100	0	0	1,192.00	SF	7.25	7.25	100	2000	2000	3	80	6,914	
12	0301	BOAT DCK C	0	100	18	10	180.00	SF	48.00	48.00	100	2000	2000	3	29	2,506	
13	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2000	2000	3	20	368	
14	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2000	2000	3	29	1,508	
15	0317	DCK PLNG W	0	100	0	0	4.00	UT	750.00	750.00	100	2000	2000	3	20	600	
16	0351	CARPORT MT	0	100	18	22	396.00	SF	10.00	10.00	100	2013	2013	3	65	2,574	

LAND DESCRIPTION

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100		RS-1	100.00	480.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,765	108.1632	128.44	355,137	1956	1985	0	0	0	18.50	81.50	1	SNGL FAM	-	100%	-	1997	Heated Area: 2288	HX	Base Yr 1997			



95255 NASSAU RIVER RD, FERNANDINA BEACH
BLD DATE 03/03/2023 NW LGL DATE 05/31/2023 MLU
X DATE
INC DATE AG DATE

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TOTAL OB/IF 51,638

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1	000132	C	SFR RIVER	100		RS-1	100.00	480.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			310,530
TOTAL MARKET OB/XF VALUE			52,111
TOTAL LAND VALUE - MARKET			400,000
TOTAL MARKET VALUE			762,641
SOH/AGL Deduction			457,165
ASSESSED VALUE			305,476
TOTAL EXEMPTION VALUE	HX HB WR		55,000
BASE TAXABLE VALUE			250,476
TOTAL JUST VALUE			762,641
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			615,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1911493	GARAGE	47,817	11/01/2019
963009	NEW CONSTR	10,000	07/17/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0857/1445	12/03/1998	QC	U	I	06	69,000
GRANTOR: BECK VIRGINIA & JAMES						
GRANTEE: BECK JAMES & VIRGIN						
0766/1130	7/26/1996	WD	Q	I		142,000
GRANTOR: KLINE ALAN E						
GRANTEE: BECK VIRGINIA JAMES						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W27 FSP=[YR=2007] N12 W14 S12 E14\$ W29 S32 E27
FOP=[YR=2007] S6 E8 N6 W8\$ E29 N32\$ PTR=N20 FUS=[YR=2007]
N16 E31 S16 W31\$ S20\$ PTR=W60 S50 UDG=[YR=1993] S45 E16 N45
W16\$ N50 E60\$.

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