

BLK A {K/A PARCEL A} LOTS 8,9
IN OR 134/182
WILDERS SUB OF NASSAU RIVER

THOMAS JANIE G
95289 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034-0923

2023

44-2N-28-5180-0008-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 70
Interior Wall	05 DRYWALL 30
Interior Floo	12 HARDWOOD 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 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
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NEIGHBORHOOD/LOC	4009.00
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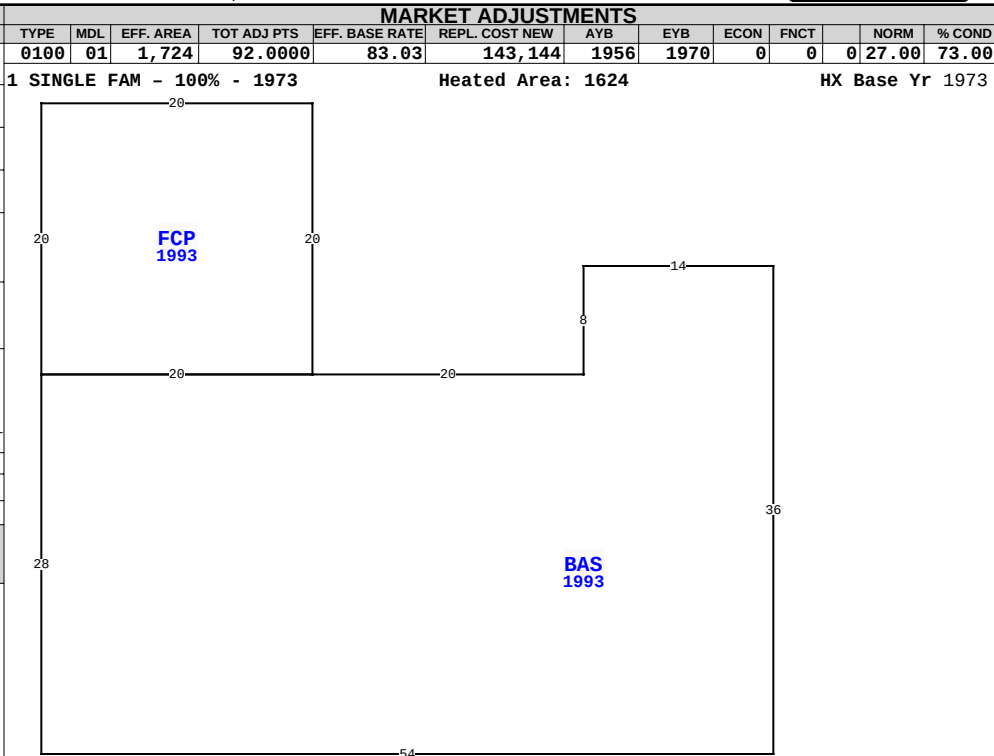
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	98,434
FCP	400	25	100	6,061

TOTALS	2,024	1,724	104,495
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
3	0350	CARPORT WD	0 100	15	16	240.00	SF	13.00	
4	0940	SHEDS/PORT	0 100	16	20	320.00	SF	30.00	
5	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	SFR RIVER	100		RS-1	200.00	465.00	200.00

REVIEW DATE	04/02/2019	BY	KWA
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95289 NASSAU RIVER RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/31/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0350	CARPORT WD	0 100	15	16	240.00	SF	13.00	13.00	100	1988	1988	3	20	624	
4	0940	SHEDS/PORT	0 100	16	20	320.00	SF	30.00	30.00	100	1993	1993	3	20	1,920	
5	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1979	1979	3	20	1,200	

TOTAL OB/XF										3,744						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000132	C	SFR RIVER	100		RS-1	200.00	465.00	200.00	FF		1.00	1.00	1.00	4,000.00	4,000.00

Total Acres: 0.00	Total Land Value: 800,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		104,495	
TOTAL MARKET OB/XF VALUE		3,744	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		908,239	
SOH/AGL Deduction		728,005	
ASSESSED VALUE		180,234	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		125,234	
TOTAL JUST VALUE		908,239	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		791,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962805	NEW CONSTR	100	07/17/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD
0134/0182	11/07/1972	WD Q	Q	I	
GRANTOR: BARNES IRENE A & JULI					SALE PRICE
GRANTEE: THOMAS LOUIS O & JA					40,400

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BUILDING NOTES					
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BUILDING DIMENSIONS					
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BAS=[YR=1993] W14 S8 W20 FCP=[YR=1993] N20 W20 S20 E20\$ W20 S28 E54 N36\$.

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 800,000	PRINTED 08/02/2023 BY SYS
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