

PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 1756/1056
(EX R/W OR 157/182)

CHAMBERS DAVID C & CHRISTY B
940233 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-0000-0007-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

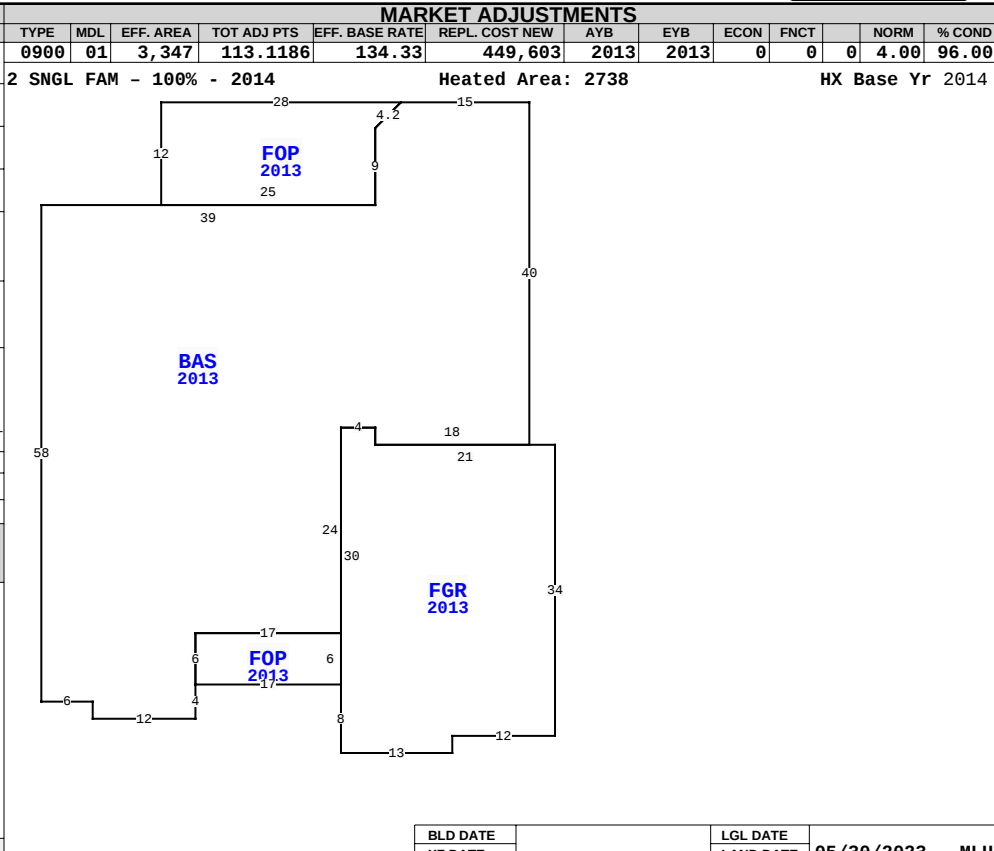
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,738	100	2,738	353,084
FGR	884	55	486	62,673
FOP	102	30	31	3,997
FOP	305	30	92	11,864
TOTALS	4,029		3,347	431,619

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	0812	CONCRETE C	0	100	0	0	1,400.00	SF	4.00	4.00	100	2013	2013	3	95	5,320	
2	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2013	2013	3	75	24,990	
3	0855	CONC PAVER	0	100	0	0	404.00	SF	10.00	10.00	100	2013	2013	3	95	3,838	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2015	2015	3	74	4,262	

LAND DESCRIPTION			TOTAL OB/XF 38,410													
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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.87	AC		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 03/15/2022 BY KWA



940233 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

Market: 0 Agricultural: 0 Common: 215,250

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			458,612
TOTAL MARKET OB/XF VALUE			38,410
TOTAL LAND VALUE - MARKET			215,250
TOTAL MARKET VALUE			712,272
SOH/AGL Deduction			475,225
ASSESSED VALUE			237,047
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			187,047
TOTAL JUST VALUE			712,272
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			525,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631656	28X60 FGR	74,978	01/01/2016
B1327434	SWIM POOL	25,000	07/01/2013
B1226479	C0 ISSUED	0	04/11/2013
E25654	NEW CONSTR	0	12/01/2012
E25679	NEW CONSTR	0	12/01/2012
M1217769	H/AC	0	11/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1756/1056	9/15/2011	WD	U	I	12	70,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: CHAMBERS DAVID C &						
1656/1211	12/18/2009	WD	U	I	12	100,000
GRANTOR: HARDY BRANDON						
GRANTEE: FIRST NATIONAL BANK						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2013] W15 FOP=[YR=2013] W28 S12 E25 N9 U3 R3 \$ D3 L3 S9 W39 S58 E6 S2 E12 N4 FOP=[YR=2013] E17 FGR=[YR=2013] S8 E13 N2 E12 N34 W21 N2 W4 S30 \$ N6 W17 S6 \$ N6 E17 N24 E4 S2 E18 N40 \$.						

CHAMBERS DAVID C & CHRISTY B
940233 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

45-2N-28-0000-0007-0000

[illegible]