PT JOHN CHISTOPHER GRANT
SEC 45-2N-28E IN OR 423/539 &
OR 779/1055 (EX PT IN

YAKUNOVICH TRESSIE J
940389 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-0000-0010-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

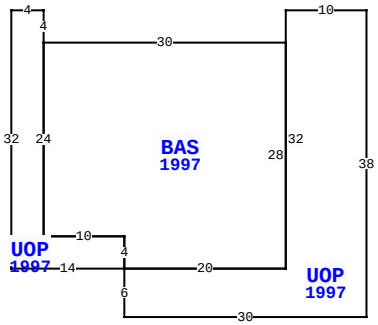
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

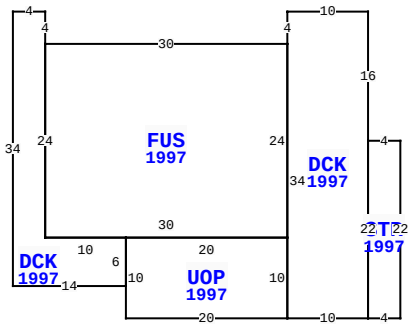
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	74,211
DCK	196	10	20	1,855
DCK	380	10	38	3,525
FUS	720	100	720	66,789
STR	88	10	9	835
UOP	168	20	34	3,154
UOP	200	20	40	3,711
UOP	500	20	100	9,276
TOTALS	3,052		1,761	163,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	126.5000	114.17	201,053	1997	1997	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 1986 Heated Area: 1520 HX Base Yr 1986





940389 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		163,356
TOTAL MARKET OB/XF VALUE		16,832
TOTAL LAND VALUE - MARKET		243,750
TOTAL MARKET VALUE		423,938
SOH/AGL Deduction		224,274
ASSESSED VALUE		199,664
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		94,664
TOTAL JUST VALUE		423,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96-1186	MH MOVE-ON	0	01/01/1996
7607	NEW CONSTR	0	10/14/1991
7683	MH MOVE-ON	22,000	02/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0779/1055	12/11/1996	WD	U	I	16	36,000
GRANTOR: KEETH GRACE R						
GRANTEE: YAKUNOVICH JOSEPH S						
0423/0179	6/14/1984	WD	Q	I		14,500
GRANTOR: MILLS MADISON LAMAR &						
GRANTEE: YAKUNOVICH JOSEPH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W30 UOP=[YR=1997] N4 W4 S32 E14 N4 W10 N24$ S24 E10 S4 UOP=[YR=1997] S6 E30 N38 W10 S32 W20 $ E20 N28 $ PTR= E30 DCK=[YR=1997] E4 S4 FUS=[YR=1997] E30 DCK=[YR=1997] N4 E10 S16 STR=[YR=1997] E4 S22 W4 N22 $ S22 W10 UOP=[YR=1997] W20 N10 E20 S10$ N34$ S24 W30 N24$ S24 E10 S6 W14 N34$ W30$.

EXTRA FEATURES

LN	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
4	0510	GARAGE WD-	0	100	39	40	1,560.00	SF	35.00	35.00	100	1985	1985	3	20	10,920	
5	0937	WELL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1990	1990	3	100	1,500	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1990	1990	3	100	1,500	
7	0810	CONCRETE A	0	100	10	16	160.00	SF	6.50	6.50	100	1994	1994	3	70	728	
8	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2007	2007	3	35	2,184	

LAND DESCRIPTION

TOTAL OB/XF 16,832

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0004	OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	75,000.00	75,000.00	89,250							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	2.06	AC		1.00	1.00	1.00	75,000.00	75,000.00	154,500							

REVIEW DATE 12/10/2020 BY KW Total Acres: 3.25 Total Land Value: 243,750 Market: 0 Agricultural: 0 Common: 243,750 PRINTED 08/02/2023 BY SYS