



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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		

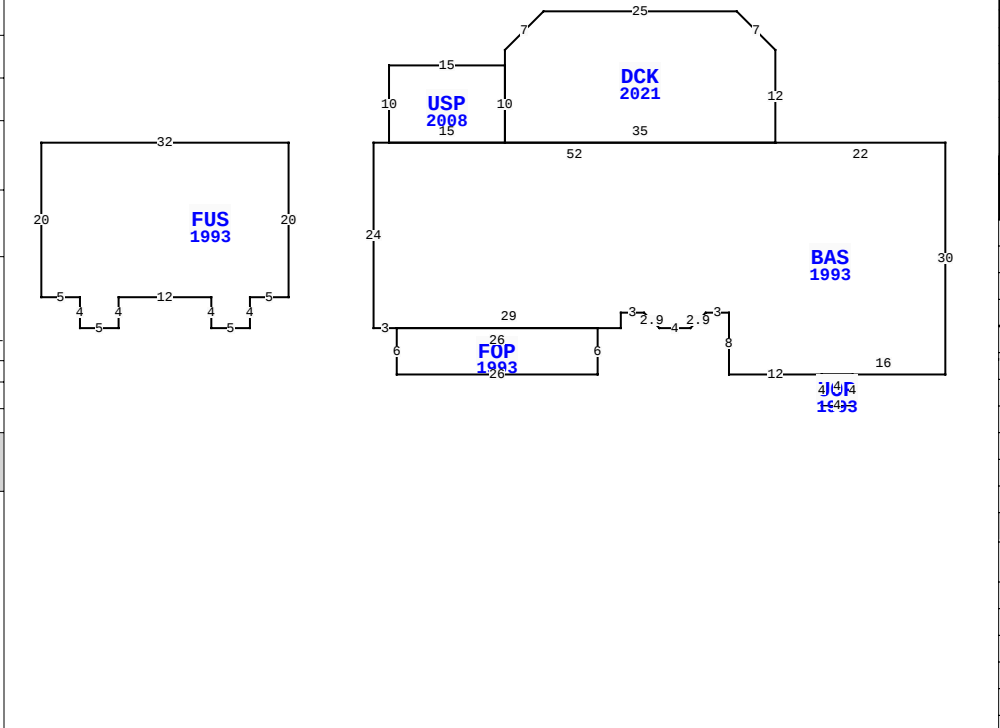
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	1,928	195,907
DCK	570	10	57	5,792
FOP	156	30	47	4,776
FUS	680	100	680	69,096
UOP	16	20	3	305
USP	150	30	45	4,573

TOTALS	3,500		2,760	280,447
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0681	POLE SHED	0 100	22	20	440.00	SF	11.25	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.35
2	000100	C	SFR	100			0.00	0.00	0.86

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,760	126.5088	114.17	315,109	1988	2000		0	0	11.00	89.00
1 SINGLE FAM - 100% - 2023												
Heated Area: 2608												
HX Base Yr 2023												



940371 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
3,746												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			283,099
TOTAL MARKET OB/XF VALUE			3,746
TOTAL LAND VALUE - MARKET			165,750
TOTAL MARKET VALUE			452,595
SOH/AGL Deduction			74,736
ASSESSED VALUE			377,859
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			327,859
TOTAL JUST VALUE			452,595
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213229	REPAIR/RRF	6,500	11/01/2012
4530	N/A	24,280	12/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/0623	3/11/2022	WD	Q	I	01	540,000
GRANTOR: NEASE STEVE E & BELIN						
GRANTEE: WOLKE SUZANNE E & R						
0331/0586	2/01/1981	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 DCK=[YR=2021] N12 U5 L5 W25 D5 L5 S2 USP=[YR=2008] W15 S10 E15 N10\$ S10 E35\$ W52 S24 E3 FOP=[YR=1993] S6E26 N6 W26\$ E29 N2 E3 R2 D2 E4 R2 U2 E3 S8 E12 UOP=[YR=1993] S4 E4 N4 W4\$E16 N30\$ PTR= W85 FUS=[YR=1993] W32 S20 E5 S4 E5 N4 E12 S4 E5 N4 E5 N20\$ E85\$.									

[illegible]