

PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 1267/944
(EX PT IN OR 1530/506)

ALBERT FAMILY IRREVOCABLE TRUST AGREEMENT/ALBERT E
95101 ALBERT WAY
FERNANDINA BEACH, FL 32034

2023

45-2N-28-0000-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,453	100	1,453	122,346
FST	18	55	10	842
STP	24	10	2	168
STP	28	10	3	253
UGR	240	45	108	9,094

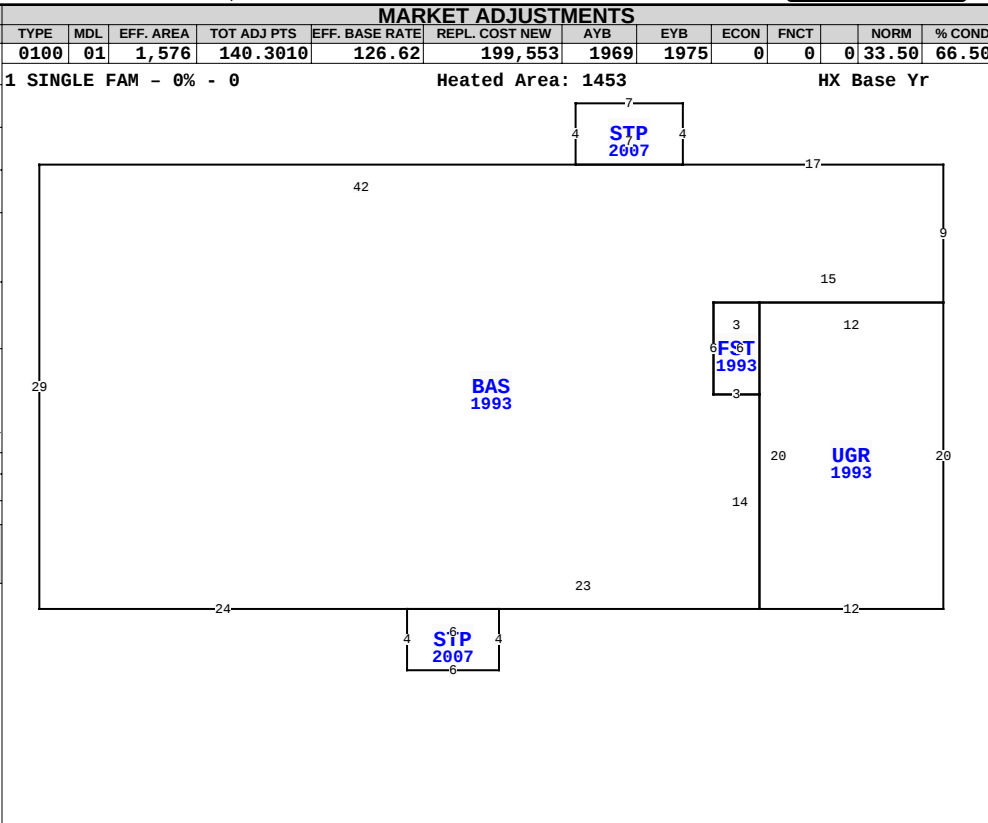
TOTALS	1,763		1,576	132,703
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EXTRA FEATURES

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	0810	CONCRETE A	0	0	0	0	730.00	SF	6.50	6.50	100	2001	2001	3	82	3,891	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
5	0572	JUNK MH	0	0	0	0	1.00	UT	500.00	500.00	100	1970	1970	3	100	500	

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	000130	C	SFR WATER	0		RS-1	275.00	100.00	275.00	FF		1.00	1.00	0.80	3,500.00	2,800.00	770,000							



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

95101 ALBERT WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,703
TOTAL MARKET OB/XF VALUE		16,391
TOTAL LAND VALUE - MARKET		770,000
TOTAL MARKET VALUE		919,094
SOH/AGL Deduction		85,989
ASSESSED VALUE		833,105
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		833,105
TOTAL JUST VALUE		919,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		781,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704499	H/AC	0	07/01/2017
P1216243	OTHER	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1267/0944	10/20/2004	PR	U	I	01	100

GRANTOR: ALBERT EUGENE P/R
GRANTEE: ALBERT EUGENE TRUST
0359/0180 5/01/1982 MS U I 100
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 STP=[YR=2007] N4 W7 S4 E7\$ W42 S29 E24
STP=[YR=2007] S4 E6 N4 W6\$ E23 UGR=[YR=1993] E12 N20 W12
FST=[YR=1993] W3 S6 E3 N6\$ S20\$ N14 W3 N6 E15 N9\$.