

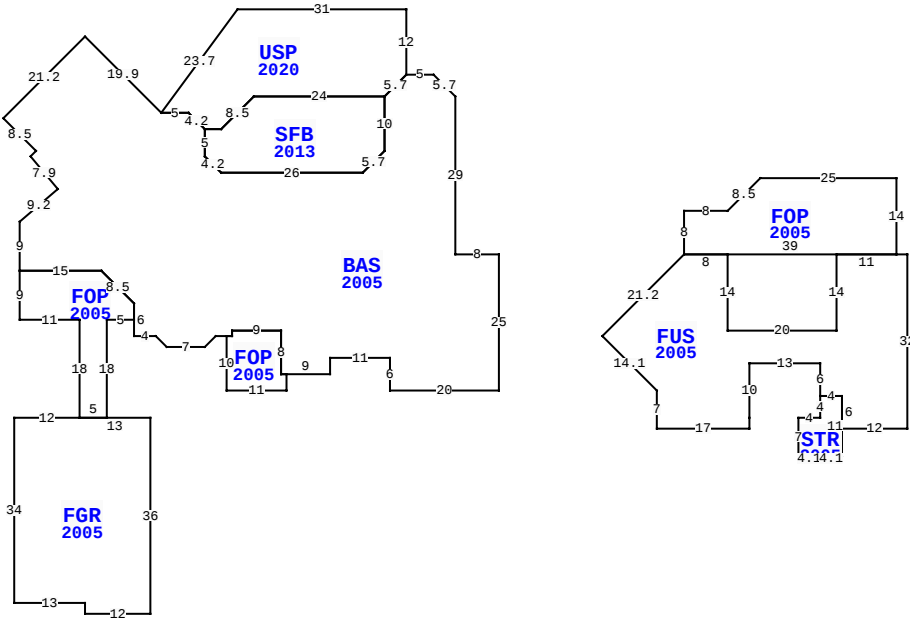
PT OF JOHN CHRISTOPHER GRANT
SEC 45-2N-28E
IN OR 2021/1407

SUDES MICHAEL REV TRUST-2010/SUDES MICHAEL H TRU
940344 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-0000-0012-0060



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		16	WD FR STUC 90		0900	11	5,719	125.1036	148.56	849,615	2005	2005		0	0	8.45	91.55	VALUATION BY		STANDARD														
Exterior Wall		10	ABOVE AVG 10		1 SNGL FAM - 100% - 2016										Heated Area: 4781					HX Base Yr 2016					Tax Group: 4		Tax Dist:							
Roof Structur		08	IRREGULAR 100												BUILDING MARKET VALUE										792,693									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										137,296									
Interior Wall		05	DRYWALL 90												TOTAL LAND VALUE - MARKET										365,400									
Interior Wall		06	CUST PANEL 10												TOTAL MARKET VALUE										1,295,389									
Interior Floor		14	CARPET 70												SOH/AGL Deduction										313,820									
Interior Floo		12	HARDWOOD 30												ASSESSED VALUE										981,569									
Air Condition		03	CENTRAL 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Heating Type		04	AIR DUCTED 100												BASE TAXABLE VALUE										931,569									
Bedrooms			3 100												TOTAL JUST VALUE										1,295,389									
Bathrooms			4.5 100												NCON VALUE										0									
Frame		02	WOOD FRAME 100		INCOME VALUE																													
Stories		2.	2. 100		PREVIOUS YEAR MKT VALUE										1,120,469																			
Units			0 100																															
Quality		01	Quality Level 01																															
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	3,350	100	3,350	455,622																														
FGR	874	55	481	65,419																														
FOP	112	30	34	4,624																														
FOP	261	30	78	10,609																														
FOP	480	30	144	19,585																														
FUS	1,100	100	1,100	149,607																														
SFB	414	80	331	45,018																														
STR	76	10	8	1,088																														
USP	644	30	193	26,249																														
TOTALS	7,311		5,719	777,823																														
EXTRA FEATURES					940344 OLD NASSAUVILLE RD, FERNANDINA BEACH										BLD DATE					LGL DATE					05/30/2023					MLU				
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	0464	FNC GT 10'	0	100	0	0	1.00	UT	700.00	700.00	100	2005	2005	3	69	483																		
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	6,300																		
3	0812	CONCRETE C	0	100	0	0	8,685.00	SF	4.00	4.00	100	2005	2005	3	87	30,224																		
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2005	2005	3	27	518																		
5	0462	ST/AL FNC	0	100	294	0	1,470.00	SF	10.00	10.00	100	2005	2005	3	44	6,468																		
7	1076	TRELLIS A	0	100	19	11	209.00	SF	7.50	7.50	100	2006	2006	3	48	752																		
8	1244	WD DECK EX	0	100	0	0	204.00	SF	18.50	18.50	100	2006	2006	3	48	1,812																		
9	0855	CONC PAVER	0	100	11	25	275.00	SF	10.00	10.00	100	2006	2006	3	88	2,420																		
10	0300	BOAT DCK W	0	100	0	0	1,234.00	SF	44.00	44.00	100	2013	2013	3	75	40,722																		
11	0350	CARPORT WD	0	100	15	10	150.00	SF	13.00	13.00	100	2013	2013	3	65	1,268																		
LAND DESCRIPTION					TOTAL OB/XF										90,967																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100		RS-1	116.00	838.00	116.00	FF		1.00	1.00	0.90	3,500.00	3,150.00	365,400																	
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