PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 828/1087 &
PT OR 1913/718 BEING

FULCHER TRACI
940240 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-0000-0012-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	Quality Level 05

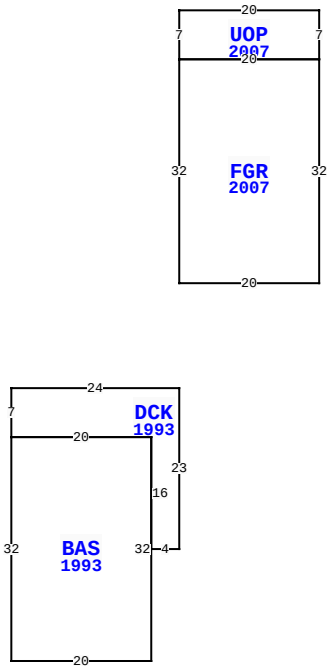
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	640	68,625
DCK	232	10	23	2,466
FGR	640	55	352	37,743
UOP	140	20	28	3,002
TOTALS	1,652		1,043	111,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,043	134.2440	121.16	126,370	1987	1998	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2000 Heated Area: 640 HX Base Yr 2000



940240 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		111,837
TOTAL MARKET OB/XF VALUE		1,404
TOTAL LAND VALUE - MARKET		426,800
TOTAL MARKET VALUE		540,041
SOH/AGL Deduction		124,009
ASSESSED VALUE		416,032
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		366,032
TOTAL JUST VALUE		540,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109469	REPAIR/RRF	4,000	09/01/2021
5803	NEW CONSTR	5,000	06/12/1989
2889	NEW CONSTR	2,000	01/28/1988
4775	NEW CONSTR	1,500	01/28/1988
4153	NEW CONSTR	22,400	06/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0828/1087	4/02/1998	WD	Q	I		88,400
GRANTOR: VINCENT JOHN C						
GRANTEE: FULCHER TRACI						
0773/1330	10/10/1996	WD	Q	I		73,300
GRANTOR: KIRKUS JONATHAN D & A						
GRANTEE: VINCENT JOHN C						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W24 S7 BAS=[YR=1993] S32 E20 N32 W20 $ E20 S16 E4 N23 $ PTR=N15 FGR=[YR=2007] N32 UOP=[YR=2007] N7 E20 S7 W20$ E20 S32 W20$ S15$.

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
2	0810	CONCRETE A	0	100	15	20	300.00	SF	6.50	6.50	100	1995	1995	3	72	1,404	

LAND DESCRIPTION

TOTAL OB/XF 1,404

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	000116	C	SFR MARSH	100		RS-1	115.00	490.00	3.88	AC		1.00	1.00	1.10	100,000.00	110,000.00	426,800							

REVIEW DATE 04/26/2019 BY KW Total Acres: 3.88 Total Land Value: 426,800 Market: 0 Agricultural: 0 Common: 426,800 PRINTED 08/02/2023 BY SYS