IN OR 891/1761

DIVINE PATRICIA L
940334 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034-7545

2023

45-2N-28-0000-0012-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

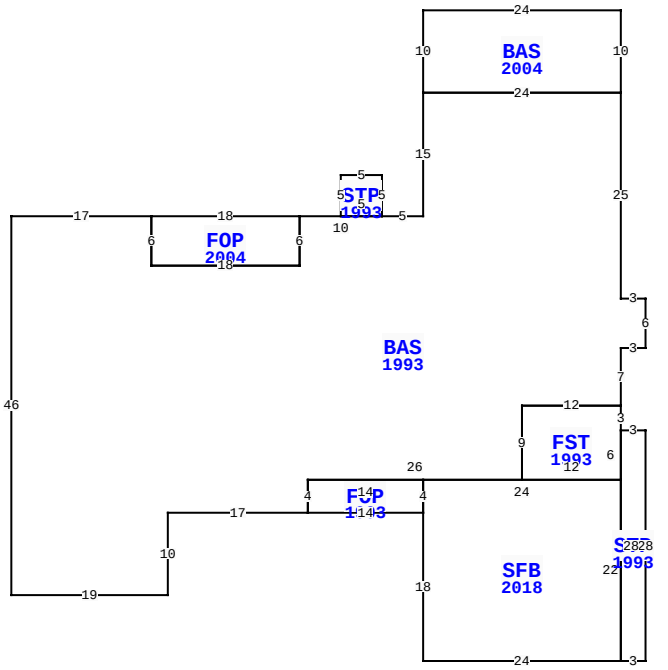
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,864	100	2,864	297,670
BAS	240	100	240	24,944
FOP	56	30	17	1,767
FOP	108	30	32	3,326
FST	108	55	59	6,132
SFB	528	80	422	43,861
STP	25	10	2	208
STP	84	10	8	831
TOTALS	4,013		3,644	378,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,644	100.8900	119.81	436,588	1988	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2005 Heated Area: 3526 HX Base Yr 2005



940334 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		378,740
TOTAL MARKET OB/XF VALUE		10,640
TOTAL LAND VALUE - MARKET		365,400
TOTAL MARKET VALUE		754,780
SOH/AGL Deduction		376,944
ASSESSED VALUE		377,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		327,836
TOTAL JUST VALUE		754,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25969	REPAIR/RRF	8,000	04/01/2012
5095	NEW CONSTR	3,400	05/17/1988
2522	H/AC	3,500	04/12/1988
2953	NEW CONSTR	2,750	03/15/1988
2949	NEW CONSTR	150	03/14/1988
4611	NEW CONSTR	91,634	01/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0891/1761	7/20/1999	WD	Q	I		250,000
GRANTOR: CHAMBERLAIN ELIZABETH						
GRANTEE: DIVINE PATRICIA L						
0518/0652	5/27/1987	PR	U	V		22,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 S10 BAS=[YR=1993] S15 W5 STP=[YR=1993] N5 W5 S5 E5 $ W10 FOP=[YR=2004] W18 S6 E18 N6 $ S6 W18 N6 W17 S46 E19 N10 E17 FOP=[YR=1993] E14 SFB=[YR=2018] S18 E24 STP=[YR=1993] E3 N28W3 FST=[YR=1993] N3 W12 S9 E12 N6 $ S28 $ N22 W24 S4$ N4 W14 S4$ N4 E26 N9 E12 N7 E3 N6 W3 N25 W24 $ E24 N10 $.

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
1	0830	FLAGSTONE	0	100	31	4	124.00	SF	12.00	12.00	100	1988	1988	3	57	848	
2	0830	FLAGSTONE	0	100	23	15	345.00	SF	12.00	12.00	100	1988	1988	3	57	2,360	
3	0810	CONCRETE A	0	100	14	18	252.00	SF	6.50	6.50	100	1988	1988	3	57	934	
4	0810	CONCRETE A	0	100	32	8	256.00	SF	6.50	6.50	100	1988	1988	3	57	948	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
6	0940	SHEDS/PORT	0	100	24	16	384.00	SF	18.00	18.00	100	2010	2010	3	50	3,456	
7	1242	WD DECK A	0	100	13	17	221.00	SF	7.00	7.00	100	2010	2010	3	50	774	

LAND DESCRIPTION

TOTAL OB/XF 10,640

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	116.00	803.00	116.00	FF		1.00	1.00	0.90	3,500.00	3,150.00	365,400							

REVIEW DATE 07/28/2019 BY KWMB Total Acres: 0.00 Total Land Value: 365,400 Market: 0 Agricultural: 0 Common: 365,400 PRINTED 08/02/2023 BY SYS