

PT JOHNS CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 2338/28 &
OR 2627/1657

HOLLAND AARON W JR & JESSIE R PYE
940115 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-0000-0013-0010



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	PAGE 1 of 1 4										
Exterior Wall	20	FACE BRICK 100	0900	01	2,936	115.9725	137.72	404,346	2004	2004	0	0	13.50	86.50	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 2497									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 50																							
Interior Floo	14	CARPET 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
Units	0	0 100																							
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
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	1,853	100	1,853	220,744																					
FGR	559	55	307	36,572																					
FSP	192	40	77	9,172																					
FSP	138	40	55	6,552																					
FUS	644	100	644	76,719																					
TOTALS			3,386	2,936	349,759																				
EXTRA FEATURES			940115 OLD NASSAUVILLE RD, FERNANDINA BEACH																						
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	0812	CONCRETE C	0	100	0	0	4,049.00	SF	4.00	4.00	100	2004	2004	3	86	13,929									
2	0812	CONCRETE C	0	100	0	0	1,016.00	SF	4.00	4.00	100	2006	2006	3	88	3,576									
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2007	2007	3	35	1,680									
4	0351	CARPORT MT	0	100	12	50	600.00	SF	10.00	10.00	100	2007	2007	3	35	2,100									
5	0351	CARPORT MT	0	100	18	27	486.00	SF	13.00	13.00	100	2007	2007	3	35	2,211									
6	0866	POOL FIBER	0	100	28	13	364.00	SF	72.00	72.00	100	2021	2021	3	97	25,422									
7	0845	KOOL DECK	0	100	0	0	896.00	SF	7.25	7.25	100	2021	2021	3	100	6,496									
TOTAL OB/XF			55,414																						
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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	2.26	AC		1.00	1.00	1.00	75,000.00	75,000.00	169,500								
REVIEW DATE 07/25/2023 BY NW Total Acres: 2.26 Total Land Value: 169,500 Market: 0 Agricultural: 0 Common: 169,500 PRINTED 08/02/2023 BY SYS																									

VALUATION SUMMARY

Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	349,759
TOTAL MARKET OB/XF VALUE	55,414
TOTAL LAND VALUE - MARKET	169,500
TOTAL MARKET VALUE	574,673
SOH/AGL Deduction	216,283
ASSESSED VALUE	358,390
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	308,390
TOTAL JUST VALUE	574,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,951

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1657	3/01/2023	QC	U	V	11	100
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: HOLLAND AARON & JES						
2338/0028	2/03/2020	WD	Q	I	01	270,000
GRANTOR: GLANTON JAMES D JR &						
GRANTEE: HOLLAND AARON W JR						

BUILDING DIMENSIONS

BAS=[YR=2004] W14 N3 FSP=[YR=2004] N6 W27 FGR=[YR=2004] W29 S23 E23 N18 E6 N5 \$ S9 E10 N3 E17\$ W17 S3 W10 N4 W6 S48 E13 N2 E13 N4 FSP=[YR=2013] E21 N6 W15 N2 W6 S8 \$ N8 E6 S2 E15 N32\$ PTR=E15 FUS=[YR=2004] S23 E28 N23 W28 \$ W15\$.