LOT 2
IN OR 2287/341
KASIE HILL SUB PB 6/102

STILLWAGONER HARVEY E & TAMMY E
940732 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-545K-0002-0000

BUILDING CHARACTERISTICS

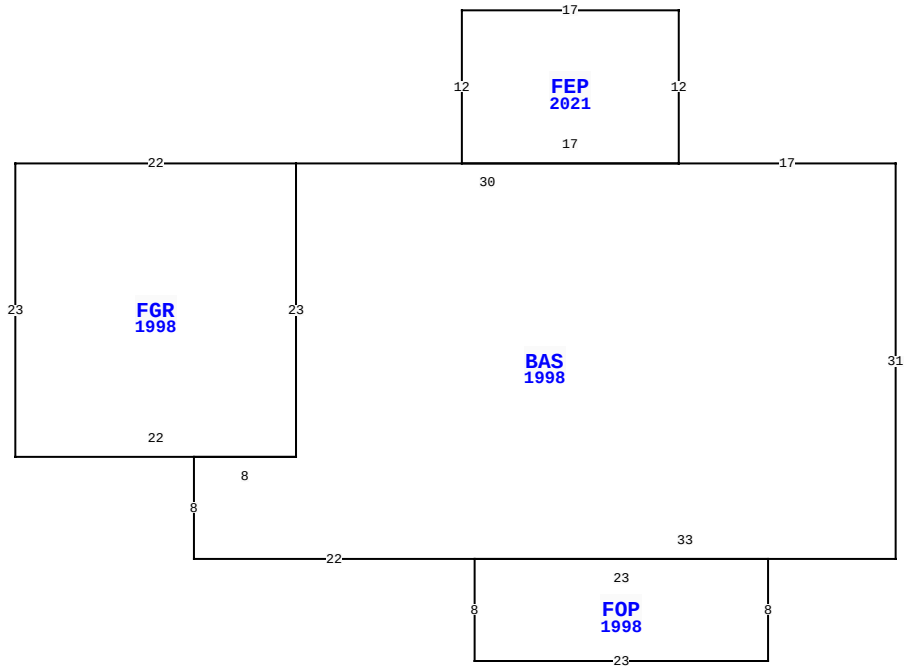
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	1,521	100	1,521	186,812
FEP	204	80	163	20,020
FGR	506	55	278	34,144
FOP	184	30	55	6,755
TOTALS	2,415		2,017	247,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,017	118.5408	140.77	283,933	1998	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2020 Heated Area: 1521 HX Base Yr 2020



940732 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		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		258,309
TOTAL MARKET OB/XF VALUE		8,115
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		338,424
SOH/AGL Deduction		148,786
ASSESSED VALUE		189,638
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,638
TOTAL JUST VALUE		338,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1905706	REPAIR/RRF	15,775	07/01/2019
E23750	CHNGE SRVC	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2287/0341	6/25/2019	WD	Q	I	01	220,000
GRANTOR: TRANTHAM-WILLIAMS NAN						
GRANTEE: STILLWAGONER HARVEY						
1847/1834	1/14/2013	QC	U	I	11	48,000
GRANTOR: TRANTHAM TIMOTHY L						
GRANTEE: TRANTHAM BENJAMIN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W17 FEP=[YR=2021] N12 W17 S12 E17$ W30
FGR=[YR=1998] W22 S23 E22 N23$ S23 W8 S8 E22 FOP=[YR=1998] S8 E23 N8 W23$ E33 N31 $.

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	0810	CONCRETE A	0	100	4	16	64.00	SF	6.50	6.50	100	1997	1997	3	75	312	
2	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	100	1998	1998	3	77	751	
3	0812	CONCRETE C	0	100	0	0	2,056.00	SF	4.00	4.00	100	1998	1998	3	77	6,332	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1998	1998	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 8,115

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	000100	C	SFR	100			0.00	0.00	0.80	AC		1.00	1.00	1.20	75,000.00	90,000.00	72,000							

REVIEW DATE 11/14/2018 BY KBX Total Acres: 0.80 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

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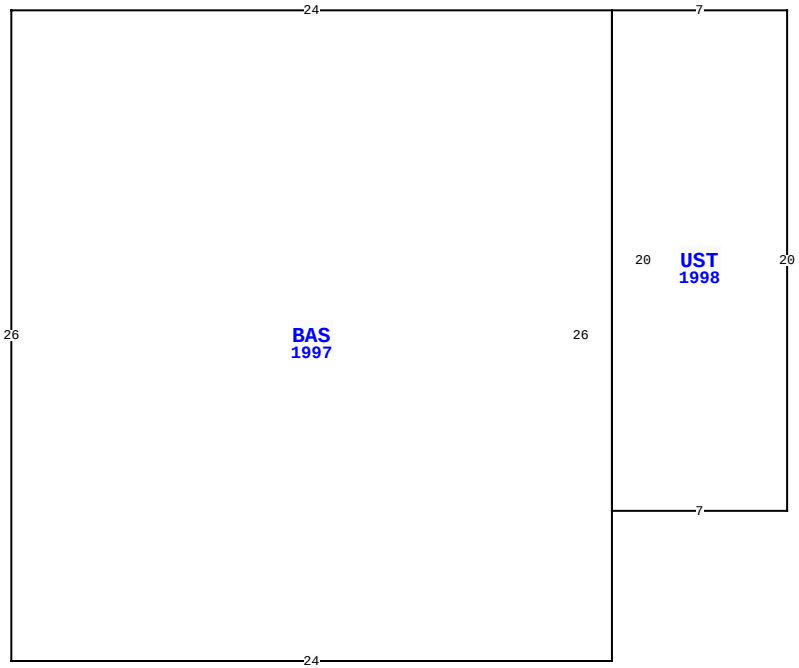
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	624	100	624	9,607
UST	140	45	63	970
TOTALS	764		687	10,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	687	77.1650	27.01	18,556	1997	1997	0	0	0	43.00	57.00

2 GARAGE RES – 100% - 2020 Heated Area: 624 HX Base Yr 2020



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GRANTOR: TRANTHAM TIMOTHY L						
GRANTEE: TRANTHAM BENJAMIN F						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1998] W7 BAS=[YR=1997] W24 S26 E24 N26$ S20 E7 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/14/2018 BY KBX Total Acres: 0.80 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS