

BLOCK 3 LOT 41
SPRING HILL SUB UNIT 2 PB 5/35

GRICE JACOB & LAICI
940775 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0410



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

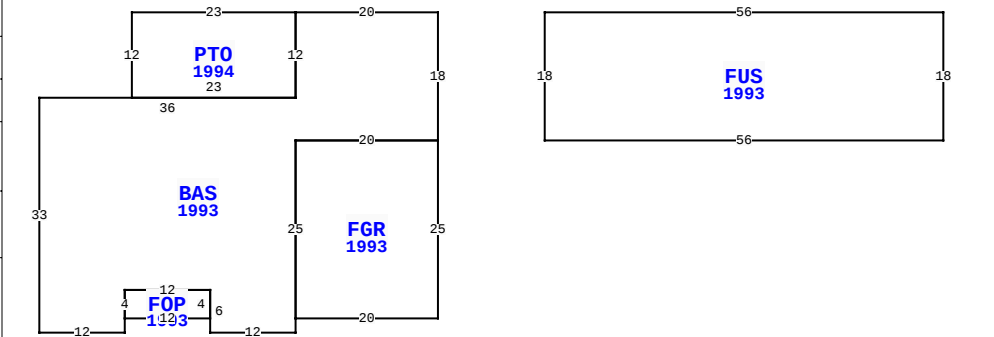
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1,476	148,828
FGR	500	55	275	27,729
FOP	48	30	14	1,411
FUS	1,008	100	1,008	101,639
PTO	276	5	14	1,411
TOTALS	3,308		2,787	281,019

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	750.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,787	121.4400	109.60	305,455	1989	2005	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2484 HX Base Yr 2022											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023
INC DATE		AG DATE	MLU
940775 OLD NASSAUVILLE RD, FERNANDINA BEACH			

TOTAL OB/XF											
4,701											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		281,019	
TOTAL MARKET OB/XF VALUE		4,701	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		370,720	
SOH/AGL Deduction		92,501	
ASSESSED VALUE		278,219	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		228,219	
TOTAL JUST VALUE		370,720	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,185	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5570	NEW CONSTR	79,800	03/10/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2522/1050	12/17/2021	WD	Q	I	01
GRANTOR: SAULS ROLEN E & KELLE					SALE PRICE
GRANTEE: GRICE JACOB & LAICI					
0418/0132	4/01/1984	WD	Q	V	8,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W20 PTO=[YR=1994] W23 S12 E23 N12\$ S12 W36 S33					
E12 N2 FOP=[YR=1993] E12 N4 W12 S4\$ N4 E12 S6 E12 N2					
FGR=[YR=1993] E20 N25 W20 S25\$ N25 E20 N18\$ PTR=E15					
FUS=[YR=1993] E56 S18W56 N18\$ W15\$.					