

BLOCK 3 LOT 48
IN OR 849/1231
SPRING HILL SUB UNIT 2 PB 5/35

GRACE WILLIAM R JR
940875 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0480



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	06	BD/BATTEN 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
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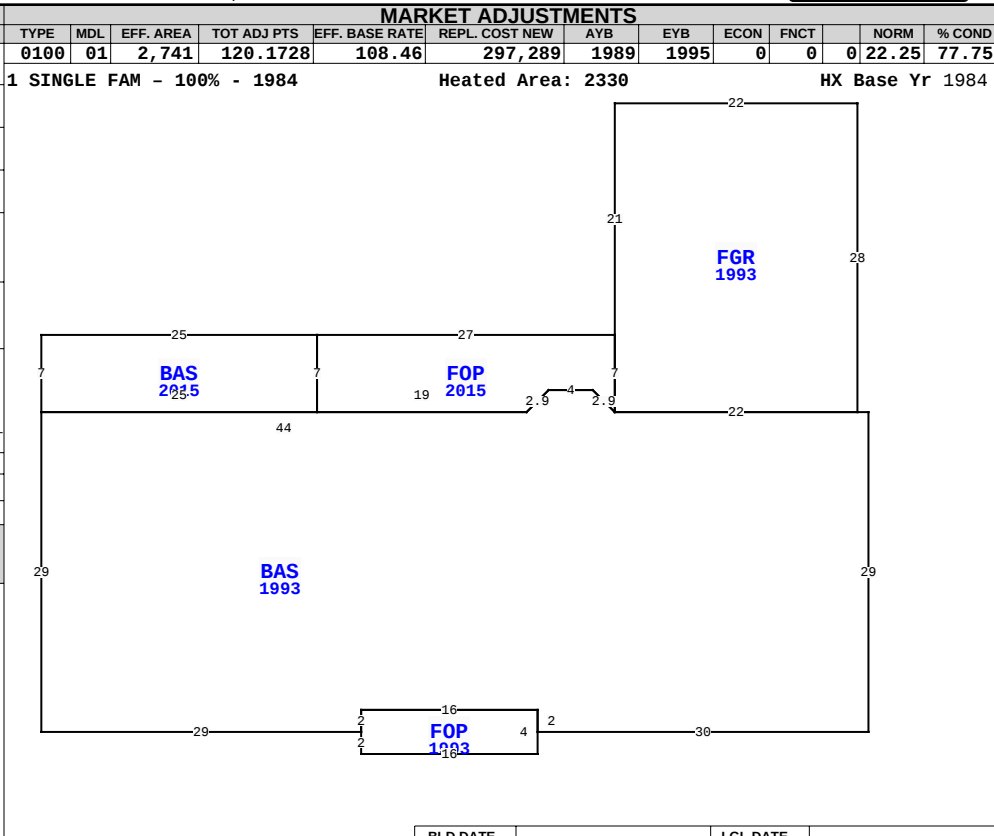
NEIGHBORHOOD/LOC	4004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,155	100	2,155	181,726
BAS	175	100	175	14,758
FGR	616	55	339	28,587
FOP	64	30	19	1,602
FOP	177	30	53	4,469

TOTALS	3,187		2,741	231,142
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0510	GARAGE WD-	0	100	16	24	384.00	SF	35.00	35.00	
3	0681	POLE SHED	0	100	11	24	264.00	SF	15.00	15.00	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
5	0810	CONCRETE A	0	100	0	0	312.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	
7	0810	CONCRETE A	0	100	0	0	624.00	SF	6.50	6.50	

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



940875 OLD NASSAUVILLE RD, FERNANDINA BEACH

TOTAL OB/XF											
11,527											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 231,142											
TOTAL MARKET OB/XF VALUE 11,527											
TOTAL LAND VALUE - MARKET 85,000											
TOTAL MARKET VALUE 327,669											
SOH/AGL Deduction 164,737											
ASSESSED VALUE 162,932											
TOTAL EXEMPTION VALUE HX HB WR VX 60,000											
BASE TAXABLE VALUE 102,932											
TOTAL JUST VALUE 327,669											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 250,266											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B137774	ADDITION	19,703	09/01/2013
6416	XFOB	10,172	04/19/1990
6416	GARAGE	10,172	04/19/1990
3508	NEW CONSTR	38,620	07/01/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0849/1231	9/22/1998	WD	U	V	10	8,000	
GRANTOR: SHEFFIELD WM F ETAL							
GRANTEE: GRACE WM JR & LINDA							
0727/0003	4/04/1995	PR	U	V	09	100	
GRANTOR: AMER NATL BANK OF FLA							
GRANTEE: AMER NATL BANK OF F							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W1 FGR=[YR=1993] N28 W22 S21 FOP=[YR=2015] W27											
BAS=[YR=2015] W25 S7 E25 N7\$ S7 E19 R2 U2 E4 D2 R2 N7 \$											
S7 E22\$ W22 U2 L2 W4 D2 L2 W44 S29 E29 FOP=[YR=1993] S2											
E16 N4 W16 S2\$ N2 E16 S2 E30 N29 \$.											