SEC 31-3N-28E
S1/2 OF LOT 7 (EX S-5)
IN OR 2576/841

MATHEWSON GRAYSON CARL & LAUREN PATRICIA
150 PETERS RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

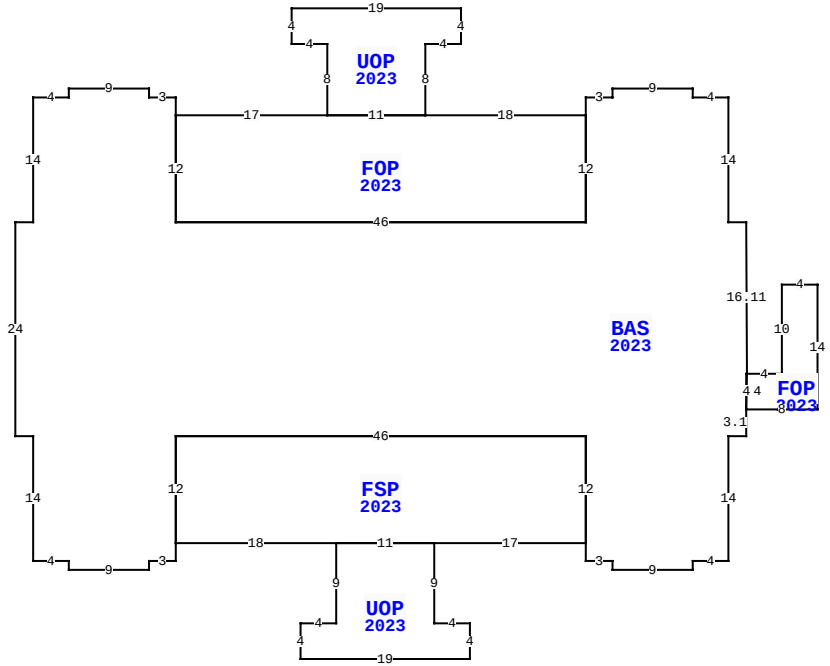
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Kitch	05	NEW N/A 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,901	100	2,901	464,590
FOP	72	30	22	3,523
FOP	552	30	166	26,585
FSP	552	40	221	35,393
UOP	164	20	33	5,285
UOP	175	20	35	5,605
TOTALS	4,416		3,378	540,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,378	107.0880	160.63	542,608	2022	2022	0	0	0	0.30	99.70

1 SFR CUST – 100% - 2023 Heated Area: 2901 HX Base Yr 2023



150 PETERS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		549,987
TOTAL MARKET OB/XF VALUE		20,000
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		869,987
SOH/AGL Deduction		120,850
ASSESSED VALUE		749,137
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		699,137
TOTAL JUST VALUE		869,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2107903	CO ISSUED	0	08/01/2022
217903	NEW CONSTR	0	09/01/2021
218427	GARAGE	0	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0841	7/08/2022	WD	U	V	11	100
GRANTOR: SHAVE JON						
GRANTEE: MATHEWSON GRAYSON C						
2453/1097	4/12/2021	WD	Q	V	01	325,000
GRANTOR: SHAVE JON						
GRANTEE: MATHEWSON GRAYSON C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W4 N1 W9 S1 W3 S2 S12 W46 N12 N2 W3 N1 W9 S1 W4 S14 W2 S24 E2 S14 E4 S1 E9 N1 E3 N2 N12 E46 S12 S2 E3 S1 E9 N1 E4 N14 E2 U3.1R0 U4R0.1 U16.11L0.1 W2 N14 $
FOP=[YR=2023;ORIG=28,12] E17 E11 E18 S12 W46 N12 $
FSP=[YR=2023;ORIG=28,48] E46 S12 W17 W11 W18 N12 $
UOP=[YR=2023;ORIG=46,60] E11 S9 E4 S4 W19 N4 E4 N9 $
UOP=[YR=2023;ORIG=41,0] E19 S4 W4 S8 W11 N8 W4 N4 $
FOP=[YR=2023;ORIG=92,41] S4 E8 N14 W4 S10 W4 $
.

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	0502	FP-CUSTOM	1	100	0	0	2.00	UT	10,000.00	10,000.00	100	2023	2022		100	20,000	

LAND DESCRIPTION

TOTAL OB/XF 20,000

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		RSF-2	0.00	0.00	1.50	AC		1.00	1.00	1.00	200,000.00	200,000.00	300,000							

REVIEW DATE 07/21/2022 BY DJ Total Acres: 1.50 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

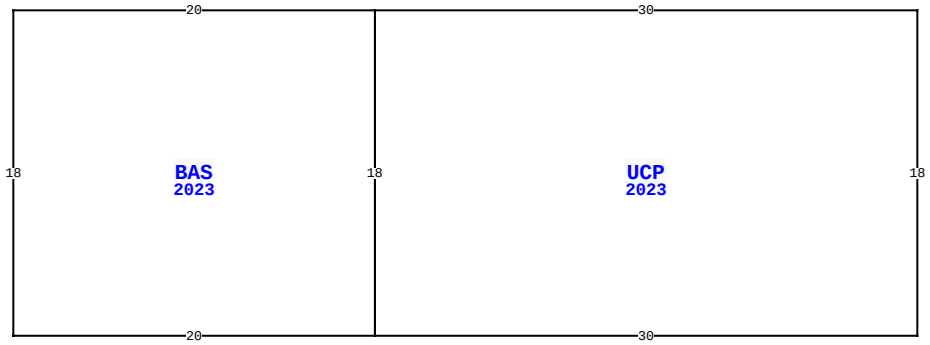
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	SELECT NEW	N/A 100
Interior Floo	01	NONE 70
Interior Floo	03	CONC FINSH 30
Air Conditio	SELECT CD	N/A 100
Heating Type	SELECT NEW	N/A 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	6,928
UCP	540	20	108	2,079
TOTALS	900		468	9,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	468	55.5335	19.44	9,098	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2023 Heated Area: 360 HX Base Yr 2023



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TOTAL JUST VALUE		869,987
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,490

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2453/1097	4/12/2021	WD	Q	V	01	325,000
GRANTOR: SHAVE JON						
GRANTEE: MATHEWSON GRAYSON C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,10] E20 S18 W20 N18 $
UCP=[YR=2023;ORIG=20,10] E30 S18 W30 N18 $
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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 07/21/2022 BY DJ Total Acres: 1.50 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS