IN OR 240 PG 425
EX R/W IN OR 676/1995
ESMT OR 1573/499

OLIVER GLENN E & TERESA ANN
942651 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2024

27-2N-28-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

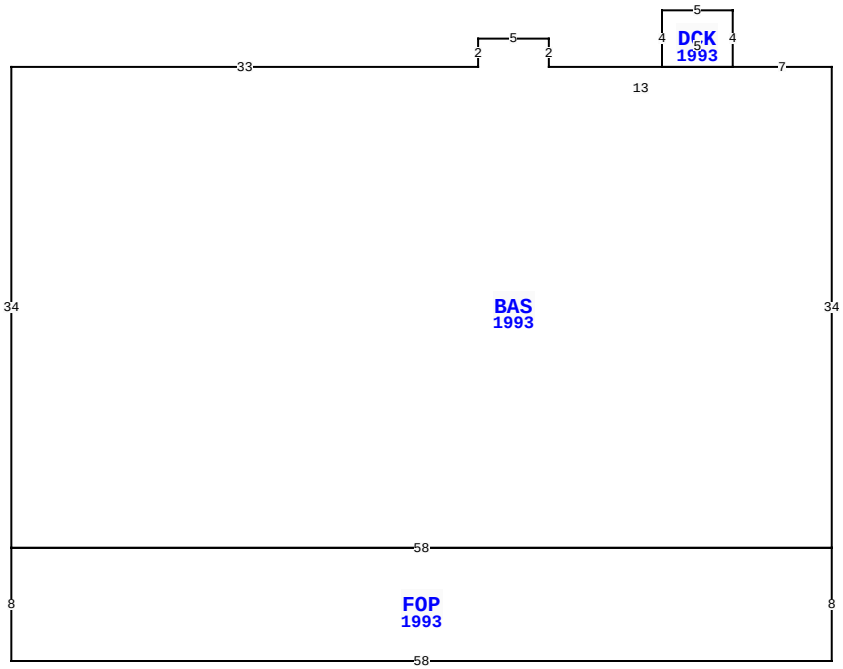
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	1,982	194,373
DCK	20	10	2	196
FOP	464	30	139	13,632
TOTALS	2,466		2,123	208,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,123	126.6650	120.33	255,461	1986	1986	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 1987 Heated Area: 1982 HX Base Yr 1987



942651 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		357,400
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		99,750
TOTAL MARKET VALUE		459,250
SOH/AGL Deduction		181,413
ASSESSED VALUE		277,837
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,837
TOTAL JUST VALUE		459,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20944	ELEC OTHER	0	06/01/2008
M13905	MECH OTHER	0	06/01/2008
P13292	OTHER	0	06/01/2008
C21492	CO ISSUED	0	05/01/2008
B21491	FOUNDATION	5,000	05/01/2008
B21492	MODULAR	0	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/1482	9/25/2018	FJ	U	I	11	100
GRANTOR: BRADLEY GERALDINE SPA						
GRANTEE: OLIVER GLENN E & TE						
2226/0609	9/25/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: OLIVER GLENN EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 DCK=[YR=1993] N4 W5 S4 E5 $ W13 N2W5 S2 W33 S34 FOP=[YR=1993] S8 E58 N8 W58$ E58 N34$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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		RSF-	2201.00	261.00	1.40	AC		1.00	1.00	0.95	75,000.00	71,250.00	99,750							

REVIEW DATE 03/28/2019 BY KW Total Acres: 1.40 Total Land Value: 99,750 Market: 0 Agricultural: 0 Common: 99,750 PRINTED 08/06/2024 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	03	Quality Level 03

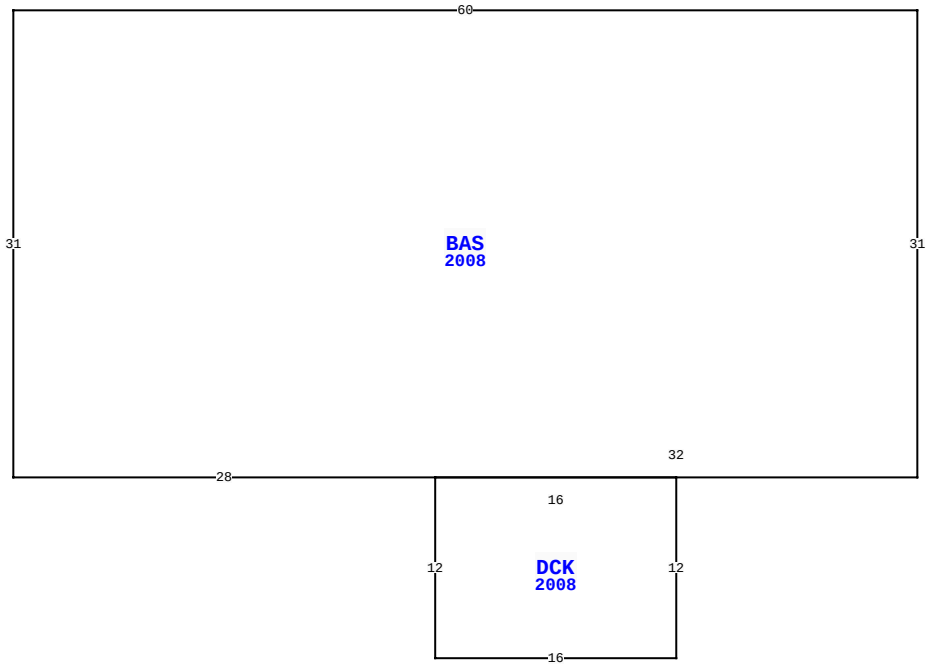
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	147,691
DCK	192	10	19	1,508
TOTALS	2,052		1,879	149,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,879	106.7220	85.38	160,429	2008	2008	0	0	0	7.00	93.00

2 SFR MODULR – 0% - 1987 Heated Area: 1860 HX Base Yr 1987



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2226/0609	9/25/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: OLIVER GLENN EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S31 E28 DCK=[YR=2008] S12 E16 N12 W16$ E32 N31$.

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 03/28/2019 BY KW Total Acres: 1.40 Total Land Value: 99,750 Market: 0 Agricultural: 0 Common: 99,750 PRINTED 08/06/2024 BY SYS