PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 1872/1724

WORTHINGTON BARRY C & LINDA
941160 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2024

34-2N-28-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

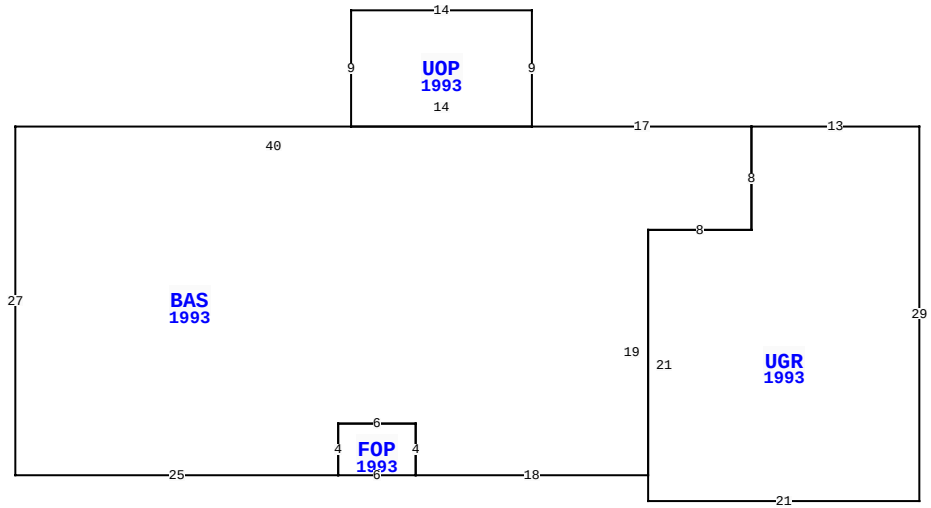
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,363	100	1,363	150,235
FOP	24	30	7	772
UGR	545	45	245	27,005
UOP	126	20	25	2,756
TOTALS	2,058		1,640	180,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,640	108.5280	135.66	222,482	1974	1998	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 1975 Heated Area: 1363 HX Base Yr 1975



941160 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		180,767
TOTAL MARKET OB/XF VALUE		34,440
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		293,957
SOH/AGL Deduction		169,930
ASSESSED VALUE		124,027
TOTAL EXEMPTION VALUE	HX HB VX VP	117,124
BASE TAXABLE VALUE		6,903
TOTAL JUST VALUE		293,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108009	REPAIR/RRF	6,000	09/01/2021
B1806105	ALUMN FOP	4,139	06/14/2018
B1800844	REPAIR/RRF	6,400	01/01/2018
B1428459	REMODEL	4,000	03/17/2014
B1326837	CCDRIVE	13,635	02/01/2013
B24278	XFOB	7,732	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1872/1724	8/13/2013	QC	U	I	11	100
GRANTOR: WORTHINGTON BARRY C						
GRANTEE: WORTHINGTON BARRY C						
0625/0845	5/07/1991	QC	U	I	01	100
GRANTOR: WORTHINGTON LESLIE						
GRANTEE: WORTHINGTON BARRY C						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W13 BAS=[YR=1993] W17 UOP=[YR=1993] N9 W14 S9 E14$ W40 S27 E25 FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E18 N19 E8 N8$ S8 W8 S21 E21 N29$.

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	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	1986	1986	3	20	8,160	
2	0845	KOOL DECK	0	100	130	3	390.00	SF	7.25	7.25	100	1986	1986	3	49.5	1,400	
3	0810	CONCRETE A	0	100	0	0	402.00	SF	6.50	6.50	100	1986	1986	3	49.5	1,293	
4	0811	CONCRETE B	0	100	0	0	2,940.00	SF	5.20	5.20	100	2013	2013	3	94	14,371	
5	0476	VF 6 SBPL	0	100	0	0	320.00	LF	32.00	32.00	100	2016	2016	3	90	9,216	

LAND DESCRIPTION

TOTAL OB/XF 34,440

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	0004	RSF-1	105.00	159.00	0.70	AC		1.00	1.00	1.50	75,000.00	112,500.00	78,750							

REVIEW DATE 07/09/2020 BY KWA Total Acres: 0.70 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 08/06/2024 BY SYS