LOT 28
IN OR 2251/646
SUB OF GOVT LOT 1 OF

TOOTHMAN NATHAN R
941109 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2024

34-2N-28-4960-0028-0000

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	06	Quality Level 06

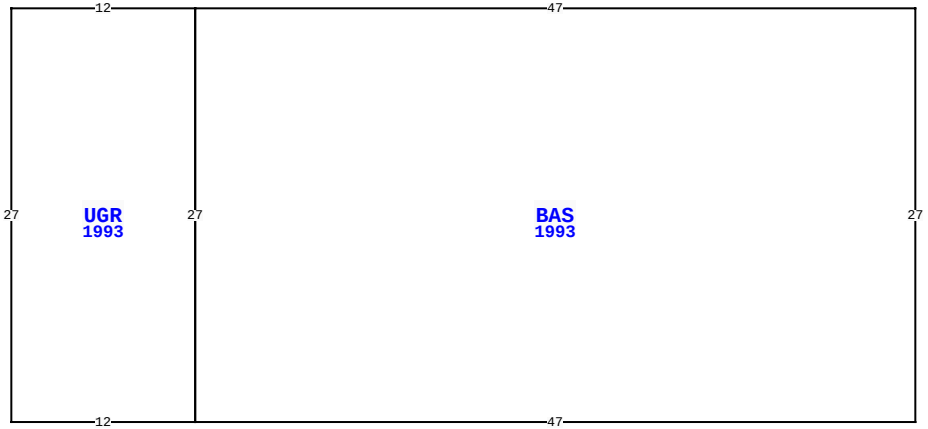
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100	1,269	140,891
UGR	324	45	146	16,210
TOTALS	1,593		1,415	157,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,415	133.9520	127.25	180,059	1974	2006	0	0	0	12.75	87.25

2 SINGLE FAM – 100% - 2020 Heated Area: 1269 HX Base Yr 2020



941109 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		157,101
TOTAL MARKET OB/XF VALUE		741
TOTAL LAND VALUE - MARKET		92,250
TOTAL MARKET VALUE		250,092
SOH/AGL Deduction		105,353
ASSESSED VALUE		144,739
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,739
TOTAL JUST VALUE		250,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101110	REPAIR/RRF	10,000	02/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2251/0646	1/28/2019	WD	Q	I	02	170,000
GRANTOR: AIKENS BARBARA W						
GRANTEE: TOOTHMAN NATHAN R						
0598/0301	5/25/1990	QC	U	I	01	100
GRANTOR: AIKENS JOHNNY JR						
GRANTEE: AIKENS BARBARA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 UGR=[YR=1993] W12 S27 E12 N27$ S27 E47 N27$
.

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	0810	CONCRETE A	0	100	0	0	351.00	SF	6.50	6.50	100	1980	1980	3	32.5	741	

LAND DESCRIPTION

TOTAL OB/XF 741

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	000115	C	SFR ACRES	100	0004	RSF-1	0.00	0.00	1.23	AC		1.00	1.00	1.00	75,000.00	75,000.00	92,250							

REVIEW DATE 02/14/2020 BY KW Total Acres: 1.23 Total Land Value: 92,250 Market: 0 Agricultural: 0 Common: 92,250 PRINTED 08/06/2024 BY SYS