PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 2542/719
(EX PT IN OR 793/143 &

CAMPBELL BRIAN M & REWA
96026 CALHOUN RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96026 CALHOUN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	161,280
TOTAL MARKET VALUE	161,280
SOH/AGL Deduction	0
ASSESSED VALUE	161,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,280
TOTAL JUST VALUE	161,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003006	REPLACEMENT SFR T	485,472	03/15/2024
B230006123	HTD 2531	485,472	05/11/2023
B230005761	DEMO		05/04/2023
B26152	REMODEL	0	06/01/2012
973656	CHNGE SRVC	500	04/01/1997
8150	XFOB	1,800	06/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2542/0719	2/24/2022	QC	U	I	11	100
GRANTOR: CALHOUN JERRY MICHAEL						
GRANTEE: CAMPBELL BRIAN M &						
2462/0053	5/13/2021	FJ	U	I	11	100
GRANTOR: CALHOUN FRANCES MAE E						
GRANTEE: CALHOUN JERRY MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	2.52	AC		1.00	1.00	0.80	80,000.00	64,000.00	161,280							

REVIEW DATE 06/10/2024 BY NW Total Acres: 2.52 Total Land Value: 161,280 Market: 0 Agricultural: 0 Common: 161,280 PRINTED 08/06/2024 BY SYS