

PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 759/119 &
OR 793/143

CALHOUN CHARLES LEVERN
96235 CALHOUN RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0011-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100	1,514	148,651
FGR	418	55	230	22,583
FOP	73	30	22	2,160
PTO	532	5	27	2,651
UOP	63	20	13	1,276
USP	305	30	92	9,033

TOTALS	2,905		1,898	186,354
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	16	72	1,152.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	33	3	99.00	SF	6.50	6.50
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0810	CONCRETE A	0 100	30	30	900.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,898	122.1374	116.03	220,225	1998	1998	0	0	0	15.38	84.62	
1 SINGLE FAM - 100% - 1999													
Heated Area: 1514													
HX Base Yr 1999													
96235 CALHOUN RD, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
06/05/2023 MLU													

TOTAL OB/XF													
11,555													

TOTAL OB/XF													
11,555													

Market:	0
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Agricultural:	0
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Common:	72,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			186,354
TOTAL MARKET OB/XF VALUE			11,555
TOTAL LAND VALUE - MARKET			72,000
TOTAL MARKET VALUE			269,909
SOH/AGL Deduction			123,032
ASSESSED VALUE			146,877
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			96,877
TOTAL JUST VALUE			269,909
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801731	REPAIR/RRF	4,000	02/01/2018
974254	NEW CONSTR	75,360	10/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0797/1891	6/24/1997	FJ	U	I	03
GRANTOR: NASSAU COUNTY CLERK 0					
GRANTEE: CALHOUN JAMES LEO &					
0793/0143	5/02/1997	WD	U	V	01
GRANTOR: CALHOUN JAMES LEO & F					
GRANTEE: CALHOUN CHARLES LEV					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1998] W22 USP=[YR=2013] N16 PTO=[YR=2013] N14 W30 S30 E7 N7 UOP=[YR=2013] N9 E7 S9 W7\$ N9 E23\$ W16 S9 W7 S7 E23\$ W25 S32 FGR=[YR=1998] S22 E19 N17 FOP=[YR=1998] E15 N5 W1N2 W5 S2 W1 D2 L2 W4 U2 L2 S5\$ N5 W19\$ E19 D2 R2 E4 U2 R2 E1 N2 E5 S2 E3 S1 E8 N1 E3 N32 \$.					