

PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 212/217 &
OR 593/816 & S1/2 OF ABND RD

ZETTEROWER WILLIAM A JR & VIVIAN K
942704 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,374	100	1,374	127,300
FOP	28	30	8	741
FOP	132	30	40	3,706
FUS	600	100	600	55,590
SFB	400	80	320	29,648

TOTALS	2,534		2,342	216,985
--------	-------	--	-------	---------

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
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	
2	0810	CONCRETE A	0 100	0	0	176.00	SF	6.50	6.50	100	2001	2001	3	80	915	
3	0350	CARPORT WD	0 100	22	16	352.00	SF	13.00	13.00	100	2001	2001	3	20	915	
4	0510	GARAGE WD-	0 100	32	24	768.00	SF	35.00	35.00	100	2001	2001	3	29	7,795	
5	0351	CARPORT MT	0 100	12	24	288.00	SF	10.00	10.00	100	2001	2001	3	20	576	
6	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1996	1996	3	20	1,200	
7	0754	FOP	0 100	0	0	192.00	SF	15.00	15.00	100	2001	2001	3	20	576	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2230.00	138.00	1.00	LT		1.00	1.00	1.20	45,000.00	54,000.00	54,000							

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY				PAGE 1 of 1				4				
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
0100	01	2,342	119.6580	113.68	266,239	1986	1986	0	0	0	18.50	81.50	STANDARD												
1 SINGLE FAM - 100% - 0													Heated Area: 2294								HX Base Yr				

942704 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
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	
2	0810	CONCRETE A	0 100	0	0	176.00	SF	6.50	6.50	100	2001	2001	3	80	915	
3	0350	CARPORT WD	0 100	22	16	352.00	SF	13.00	13.00	100	2001	2001	3	20	915	
4	0510	GARAGE WD-	0 100	32	24	768.00	SF	35.00	35.00	100	2001	2001	3	29	7,795	
5	0351	CARPORT MT	0 100	12	24	288.00	SF	10.00	10.00	100	2001	2001	3	20	576	
6	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1996	1996	3	20	1,200	
7	0754	FOP	0 100	0	0	192.00	SF	15.00	15.00	100	2001	2001	3	20	576	

TOTAL OB/XF

14,077																									
--------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1				4
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				216,985				
TOTAL MARKET OB/XF VALUE				14,077				
TOTAL LAND VALUE - MARKET				54,000				
TOTAL MARKET VALUE				285,062				
SOH/AGL Deduction				101,404				
ASSESSED VALUE				183,658				
TOTAL EXEMPTION VALUE				50,000				
BASE TAXABLE VALUE				133,658				
TOTAL JUST VALUE				285,062				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				275,828				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108439	ADDITION	42,000	06/01/2001
BP 3171	NEW CONSTR	49,600	02/06/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0593/0816	3/23/1990	WD	U	V		2,500

GRANTOR: CRAPPS ISABELL
GRANTEE: ZETTEROWER W A & V
0212/0217 1/01/1976 WD Q I 6,500
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS																							
---------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

SFB=[YR=2013] W20 BAS=[YR=1993] N10 FOP=[YR=2013] N12 W11 S12 E11\$ W11 N12 W17 S12 W11 S30 E10 FOP=[YR=1993] S2 E14 N2 W14 \$ E29 N20 \$ S20 E20 N20 \$ PTR=E15 FUS=[YR=1993] E40 S15 W40 N15 \$ W15 \$.

PRINTED 08/06/2024 BY SYS