PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1415/416
& S1/2 OF ABND RD LYING N

CRAPPS JOSEPH RANDAL L/E/
96359 DUVAL ROAD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

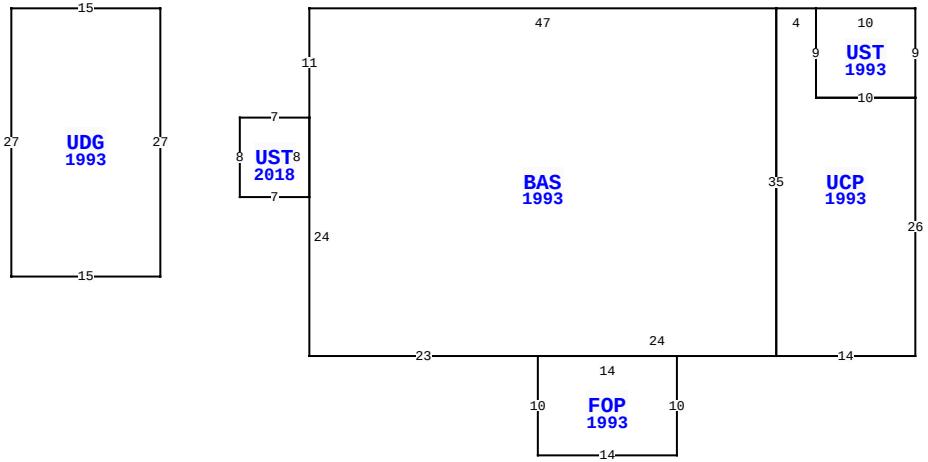
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,645	100	1,645	114,881
FOP	140	30	42	2,933
UCP	400	20	80	5,587
UDG	405	55	223	15,573
UST	90	45	40	2,794
UST	56	45	25	1,746
TOTALS	2,736		2,055	143,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,055	96.7260	91.89	188,834	1956	1975	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1645 HX Base Yr 2004



96359 DUVAL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		143,514
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,750
TOTAL MARKET VALUE		195,264
SOH/AGL Deduction		83,343
ASSESSED VALUE		111,921
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,921
TOTAL JUST VALUE		195,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991506	REPAIR/RRF	3,400	01/01/1999
6707	CHNGE SRVC	0	05/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 UCP=[YR=1993] W4 BAS=[YR=1993] W47 S11
UST=[YR=2018] W7 S8 E7 N8$ S24 E23 FOP=[YR=1993] S10 E14
N10 W14 $ E24 N35 $ S35 E14 N26 W10 N9 $ S9 E10 N9$ PTR= W76
UDG=[YR=1993] W15 S27 E15 N27 $ E76 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-	2190.00	175.00	1.00	LT		1.00	1.00	1.15	45,000.00	51,750.00	51,750							

REVIEW DATE 04/18/2024 BY NWA Total Acres: 0.00 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 08/06/2024 BY SYS