

PT OF WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 932/1915
(EX PT IN OR 1260/482)

DAVIS TINA SHUMAN
95098 FRANK WARD RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0055-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	01	MINIMUM 100		
Interior Floor	01	NONE 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
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	1,116	100	1,116	13,756
USP	64	30	19	234
TOTALS	1,180		1,135	13,990

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,135	64.8720	61.63	69,950	1950	1950	0	0	70	25.50	20.00
1 SINGLE FAM - 0% - 0 Heated Area: 1116 HX Base Yr												
BAS 1993 USP 1993												
96128 NELSON RD, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					13,990				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					42,750				
TOTAL MARKET VALUE					56,740				
SOH/AGL Deduction					3,417				
ASSESSED VALUE					53,323				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					53,323				
TOTAL JUST VALUE					56,740				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					56,041				