PT OF WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 415/321

SHUMAN JAMES L & MYRA ADELE
96104 NELSON RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0055-0020

BUILDING CHARACTERISTICS

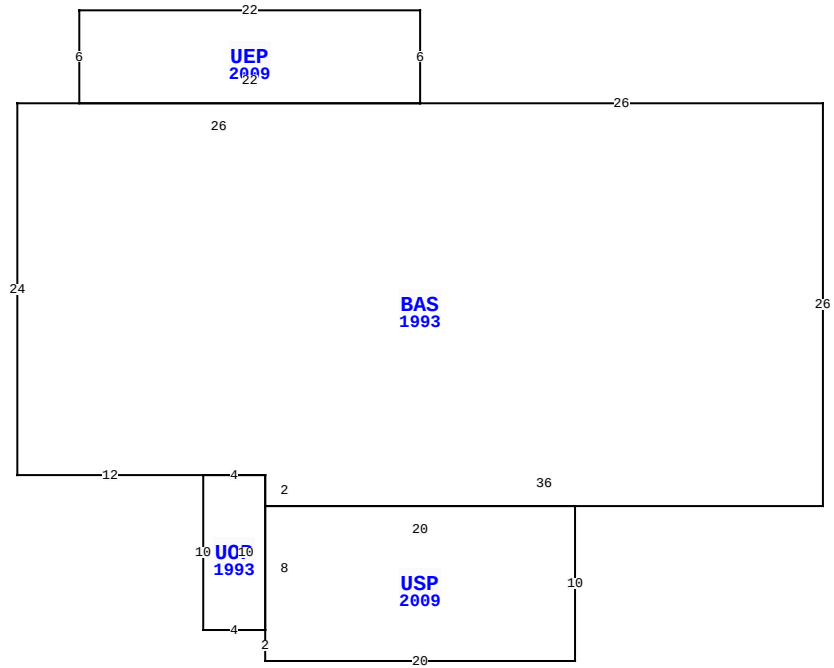
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,320	100	1,320	114,541
UEP	132	60	79	6,855
UOP	40	20	8	694
USP	200	30	60	5,207
TOTALS	1,692		1,467	127,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,467	113.1180	107.46	157,644	1971	1975	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 0 Heated Area: 1320 HX Base Yr



96104 NELSON RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		127,298
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		172,898
SOH/AGL Deduction		107,203
ASSESSED VALUE		65,695
TOTAL EXEMPTION VALUE	HX HB DX SL	65,695
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		172,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1393	9/28/2007	WD	U	I	18	100
GRANTOR: NELSON MARION P L/E (						
GRANTEE: DAVIS TINA SHUMAN						
0907/0596	11/08/1999	WD	U	I	18	100
GRANTOR: NELSON MARION P L/E (						
GRANTEE: DAVIS TINA SHUMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UEP=[YR=2009] N6 W22 S6 E22 $ W26 S24 E12
UOP=[YR=1993] S10 E4 USP=[YR=2009] S2 E20 N10 W20 S8 $ N10
W4 $ E4 S2 E36 N26 $.

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
1	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2011	2011	3	50	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	000100	C	SFR	100	0005	RSF-	2126.00	215.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/06/2020 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS