

LOT 2
IN OR 676 PG 1921
OYSTERVILLE PB 5/358-359

WILCOX DALE M & ANITA G
96567 CALHOUN RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4017.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	1,542	172,528
FOP	28	30	8	895
FSP	240	40	96	10,741
FUS	280	100	280	31,328

TOTALS	2,090		1,926	215,493
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	
2	1242	WD DECK A	0	100	6	24	144.00	SF	10.00	10.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	1242	WD DECK A	0	100	0	0	976.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		OR	0.00	0.00	2.38	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,926	104.0760	130.10	250,573	1995	1995	0	0	0 14.00	86.00
1 SNGL FAM - 100% - 1996											
Heated Area: 1822											
HX Base Yr 1996											

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

96567 CALHOUN RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 2
VALUATION BY											4
Tax Group: 4											STANDARD
Tax Dist:											
BUILDING MARKET VALUE											233,215
TOTAL MARKET OB/XF VALUE											13,097
TOTAL LAND VALUE - MARKET											357,000
TOTAL MARKET VALUE											603,312
SOH/AGL Deduction											361,624
ASSESSED VALUE											241,688
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											191,688
TOTAL JUST VALUE											603,312
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											595,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE					
0676/1921	3/15/1993	WD	Q	I		51,900					

GRANTOR: THOMPSON ALBIN C JR											
GRANTEE: WILCOX DALE & ANITA											

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=1995] W12 BAS=[YR=1995] W20 N10 W26 S45 E26 N15											
FOP=[YR=1995] E7 N4 W7 S4\$ N4 E7 S4 E13 N20\$ S20 E12 N20\$											
PTR=E20 FUS=[YR=1995] E14 S20 W14 N20\$ W20\$.											

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