

LOTS 1 & 2
IN OR 1770/841
EX R/W OR 674/1029

BRIDGES SHAWN A & BARBARA A
96035 CENTRAL ROAD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-5040-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,062	100	2,062	208,078
FGR	600	55	330	33,300
FOP	168	30	50	5,046
FSP	200	40	80	8,073

TOTALS	3,030		2,522	254,497
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	0			1,376.00	SF	4.00
2	0350	CARPORT WD	0	100	20	20			400.00	SF	13.00

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	000100	C	SFR	100		RSF	2166.00	209.00	2.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,522	123.8688	117.68	296,789	2004	2004	0	0	14.25	85.75
1 SINGLE FAM - 100% - 2012 Heated Area: 2062 HX Base Yr 2012											

96035 CENTRAL RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		254,497	
TOTAL MARKET OB/XF VALUE		5,871	
TOTAL LAND VALUE - MARKET		63,000	
TOTAL MARKET VALUE		323,368	
SOH/AGL Deduction		129,086	
ASSESSED VALUE		194,282	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		144,282	
TOTAL JUST VALUE		323,368	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,010	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1770/0841	12/22/2011	WD	U	I	37	192,000
GRANTOR: WALL JAMES K & HALEY						
GRANTEE: BRIDGES SHAWN A & B						
1186/1489	11/05/2003	QC	U	V	01	100
GRANTOR: WALL BRENDA T & JAMES						
GRANTEE: WALL JAMES K & HALE						

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2004] W24 BAS=[YR=2004] W19 N2 W8 S2 W2 FSP=[YR=2004] N10 W20 S10 E20\$ W33 S33 E19 FOP=[YR=2004] S7 E24 N7 W24\$ E43 N33\$ S25 E24 N25\$.											

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	000100	C	SFR	100		RSF	2166.00	209.00	2.00	LT	1.00