LOT 8
FLORALA HOMES SUB PB 2/79

NEWMAN MELISSA C
942668 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-5040-0008-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

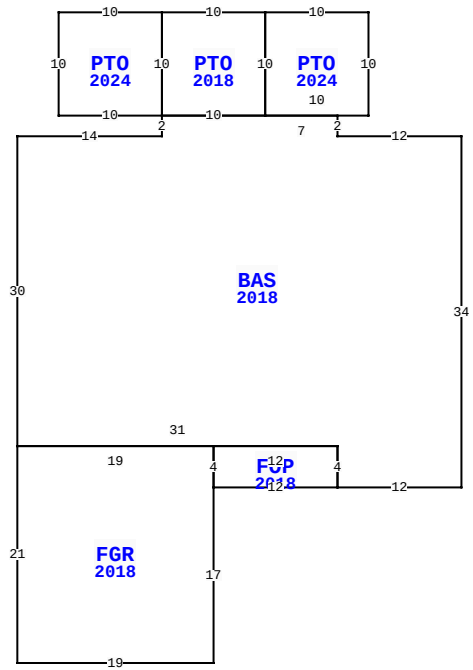
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1,372	213,176
FGR	399	55	219	34,027
FOP	48	30	14	2,175
PTO	100	5	5	777
PTO	100	5	5	777
PTO	100	5	5	777
TOTALS	2,119		1,620	251,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,620	129.1422	161.43	261,517	2018	2018	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2023 Heated Area: 1372 HX Base Yr 2023



942668 OLD NASSAUVILLE 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		251,710
TOTAL MARKET OB/XF VALUE		4,940
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		301,650
SOH/AGL Deduction		1,918
ASSESSED VALUE		299,732
TOTAL EXEMPTION VALUE	DX HX HB	55,000
BASE TAXABLE VALUE		244,732
TOTAL JUST VALUE		301,650
NCON VALUE		1,554
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705354	CO ISSUED	0	05/01/2018
B175354	NEW CONSTR	170,572	06/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1803	9/02/2021	QC	U	I	11	100
GRANTOR: GUEVARA JOSE M HERNAN						
GRANTEE: NEWMAN MELISSA C						
2203/1372	6/11/2018	WD	Q	I	01	219,900
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: GUEVARA JOSE M H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 N2 W7 W10 S2 W14 S30 E31 S4 E12 N34 $
FGR=[YR=2018;ORIG=-43,30] S21 E19 N17 N4 W19 $
PTO=[YR=2018;ORIG=-19,-2] N10 W10 S10 E10 $
FOP=[YR=2018;ORIG=-24,34] E12 N4 W12 S4 $
PTO=[YR=2024;ORIG=-29,-12] W10 S10 E10 N10 $
PTO=[YR=2024;ORIG=-19,-12] E10 S10 W10 N10 $
.

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	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2018	2018	3	97	511	
2	0811	CONCRETE B	0	100	0	0	878.00	SF	5.20	5.20	100	2018	2018	3	97	4,429	

LAND DESCRIPTION

TOTAL OB/XF 4,940

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		RSF-	2100.00	175.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS