

PT OF LOT 12 OR 761/404 &
BY WILL
O'NEIL HEIGHTS #1 PB 3/56

DAVIS LAWRENCE A
96091 NELSON ROAD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-5060-0012-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 AL SIDING 60
Exterior Wall	05 AVERAGE 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 70
Interior Wall	05 DRYWALL 30
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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	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	773	100	773	72,109
UOP	120	20	24	2,239
USP	135	30	40	3,731

TOTALS	1,028	837	78,079
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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	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1980
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	1990
3	0510	GARAGE WD-	0 100	12	32	384.00	SF	23.10	23.10	100	1980
4	0810	CONCRETE A	0 100	0	0	58.00	SF	6.50	6.50	100	1980
5	0811	CONCRETE B	0 100	0	0	576.00	SF	5.20	5.20	100	1992

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	0005	RSF-2100.00	164.00		1.00	LT	1.00

REVIEW DATE	07/06/2020	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	837	119.9000	113.90	95,334	1962	1985	0	0	0 18.10	81.90
1 SINGLE FAM - 100% - 2012 Heated Area: 773 HX Base Yr											

96091 NELSON RD, FERNANDINA BEACH

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

L N	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	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1980	1980	3	20	384	
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	
3	0510	GARAGE WD-	0 100	12	32	384.00	SF	23.10	23.10	100	1980	1980	3	20	1,774	
4	0810	CONCRETE A	0 100	0	0	58.00	SF	6.50	6.50	100	1980	1980	3	32.5	123	
5	0811	CONCRETE B	0 100	0	0	576.00	SF	5.20	5.20	100	1992	1992	3	64	1,917	

TOTAL OB/XF											
4,918											

Total Acres:	0.00	Total Land Value:	40,500	Market:	0	Agricultural:	0	Common:	40,500
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		78,079	
TOTAL MARKET OB/XF VALUE		4,918	
TOTAL LAND VALUE - MARKET		40,500	
TOTAL MARKET VALUE		123,497	
SOH/AGL Deduction		0	
ASSESSED VALUE		123,497	
TOTAL EXEMPTION VALUE		14	123,497
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		123,497	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,028	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21983	ELEC OTHER	2,000	07/01/2009
B22669	REMODEL	25,203	07/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0761/0404	5/29/1996	WD	Q	I		42,000	
GRANTOR: ROWLAND NANCY M							
GRANTEE: DAVIS EILEEN & LAWR							
0280/0267	11/01/1978	WD	Q	I		15,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W16 N8 UOP=[YR=1995] N8 W15 S8 E15\$ W15 S27 USP=[YR=1993] S9 E15 N9 W15\$ E15 S4 E16 N23\$.															

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-2100.00	164.00		1.00	LT	1.00	1.00	0.90		45,000.00	40,500.00	40,500							

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