PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 1745/179

CUMMING WILLIE CARL
941490 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

**2024**

**44-2N-28-0000-0029-0030**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

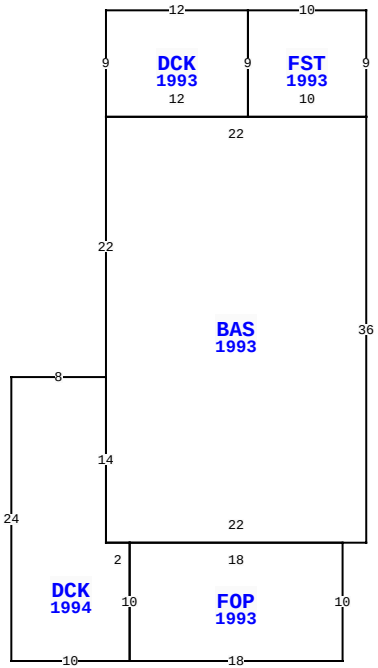
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 02 | WALL BOARD 60 |
| Exterior Wall | 04 | SINGLE SID 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 60 |
| Interior Wall | 04 | PLYWOOD 40 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| 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 | 792 | 100 | 792 | 41,037 |
| DCK | 108 | 10 | 11 | 570 |
| DCK | 212 | 10 | 21 | 1,088 |
| FOP | 180 | 30 | 54 | 2,798 |
| FST | 90 | 55 | 50 | 2,591 |
| TOTALS | 1,382 | | 928 | 48,084 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 928 | 101.9520 | 96.85 | 89,877 | 1935 | 1960 | 0 | 0 | 0 | 46.50 | 53.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 792 HX Base Yr




941490 OLD NASSAUVILLE RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 48,084 |
| TOTAL MARKET OB/XF VALUE | 13,845 |
| TOTAL LAND VALUE - MARKET | 215,625 |
| TOTAL MARKET VALUE | 277,554 |
| SOH/AGL Deduction | 138,805 |
| ASSESSED VALUE | 138,749 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 138,749 |
| TOTAL JUST VALUE | 277,554 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 276,323 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19006697 | CARPORT | 4,703 | 06/24/2019 |
| 4935 | XFOB | 1,700 | 05/31/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1745/0179 | 6/24/2011 | WD | U | I | 12 | 50,000 |
| GRANTOR: FNB SOUTH | | | | | | |
| GRANTEE: CUMMING WILLIE CARL | | | | | | |
| 1613/1326 | 4/02/2009 | WD | U | I | 12 | 125,000 |
| GRANTOR: CARTER JOHN J & PAULA | | | | | | |
| GRANTEE: FNB SOUTH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W10 DCK=[YR=1993] W12 S9 BAS=[YR=1993] S22 DCK=[YR=1994] W8 S24 E10 FOP=[YR=1993] E18 N10 W18 S10$ N10 W2 N14$ S14 E22 N36 W22$ E12 N9$ S9 E10 N9$.

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 14 | 22 | 308.00 | SF | 15.00 | 15.00 | 100 | 1988 | 1988 | 3 | 20 | 924 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,832.00 | SF | 4.00 | 4.00 | 100 | 1989 | 1989 | 3 | 57 | 6,457 | |
| 3 | 0510 | GARAGE WD- | 0 | 0 | 30 | 12 | 360.00 | SF | 21.00 | 21.00 | 100 | 2005 | 2005 | 3 | 40 | 3,024 | |
| 4 | 0351 | CARPORT MT | 0 | 0 | 40 | 20 | 800.00 | SF | 5.00 | 5.00 | 100 | 2019 | 2019 | 3 | 86 | 3,440 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,845

| 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 | 000115 | C | SFR ACRES | 0 | 0006 | CG | 0.00 | 0.00 | 86,250.00 | SF | | 1.00 | 1.00 | 1.00 | 2.50 | 2.50 | 215,625 | | | | | | | |

REVIEW DATE 09/14/2021 BY KW Total Acres: 0.00 Total Land Value: 215,625 Market: 0 Agricultural: 0 Common: 215,625 PRINTED 08/06/2024 BY SYS