PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2574/567

MAGALSKI STEVEN
941466 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-0000-0029-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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	02	Quality Level 02

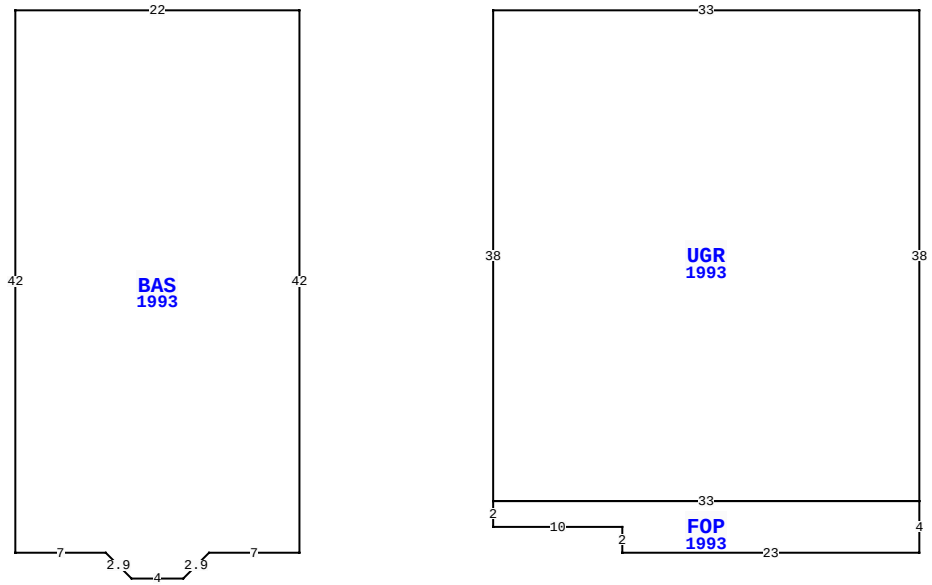
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	77,857
FOP	112	30	34	2,828
UGR	1,254	45	564	46,914
TOTALS	2,302		1,534	127,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,534	106.7838	101.44	155,609	1987	1990	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2020 Heated Area: 936 HX Base Yr 2020



941466 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		173,179
TOTAL MARKET OB/XF VALUE		8,746
TOTAL LAND VALUE - MARKET		215,625
TOTAL MARKET VALUE		397,550
SOH/AGL Deduction		211,667
ASSESSED VALUE		185,883
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,883
TOTAL JUST VALUE		397,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007298	GARAGE	60,440	08/01/2022
B1703293	WINDOWS	5,300	05/01/2017
R1313333	ROOF	3,825	01/01/2013
7324	XFOB	432	06/19/1991
7232	XFOB	3,840	05/16/1991
5672	REMODEL	2,485	04/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2574/0567	6/29/2022	QC	U	I	11	100
GRANTOR: MAGALSKI BRIAN						
GRANTEE: MAGALSKI STEVEN						
2317/0431	11/06/2019	QC	U	I	11	100
GRANTOR: MAGALSKI PAUL H REVOC						
GRANTEE: MAGALSKI STEVEN & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S42 E7 D2 R2 E4 U2 R2 E7 N42$ PTR= E15
UGR=[YR=1993] E33 S38 FOP=[YR=1993] S4 W23 N2 W10 N2 E33$
W33 N38$ W15$.

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	100	14	12	168.00	SF	30.00	30.00	100	1985	1985	3	20	1,008	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1985	1985	3	20	1,728	
3	0811	CONCRETE B	0	100	0	0	565.00	SF	5.20	5.20	100	1987	1987	3	52	1,528	
4	0811	CONCRETE B	0	100	23	11	792.00	SF	5.20	5.20	100	1991	1991	3	62	2,553	
5	0803	ASPHALT C	0	100	0	0	1,340.00	SF	1.50	1.50	100	2000	2000	3	50	1,005	
6	1242	WD DECK A	0	100	42	11	462.00	SF	10.00	10.00	100	2000	2000	3	20	924	

LAND DESCRIPTION

TOTAL OB/XF 8,746

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	100	0006	CG	0.00	0.00	86,250.00	SF		1.00	1.00	1.00	2.50	2.50	215,625							

REVIEW DATE 11/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 215,625 Market: 0 Agricultural: 0 Common: 215,625 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

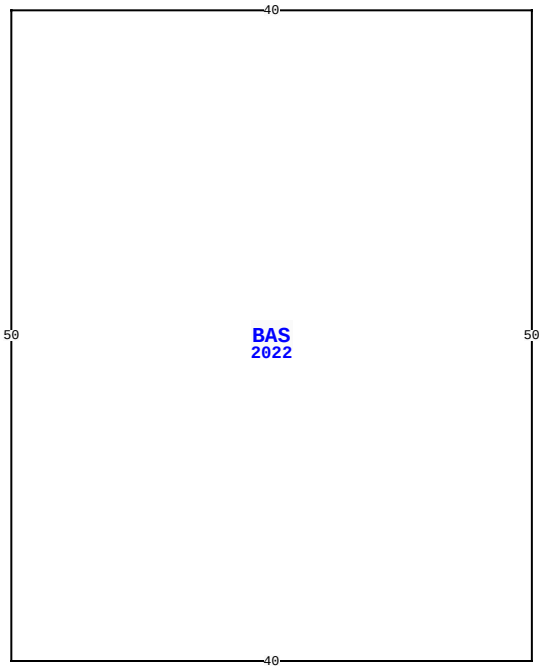
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	45,580
TOTALS	2,000		2,000	45,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,000	65.7580	23.02	46,040	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2020 Heated Area: 2000 HX Base Yr 2020



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TOTAL JUST VALUE		397,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2904	H/AC	2,400	02/07/1989
3855	N/A	15,540	02/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: MAGALSKI BRIAN						
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GRANTOR: MAGALSKI PAUL H REVOC						
GRANTEE: MAGALSKI STEVEN & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S50 E40 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 215,625 Market: 0 Agricultural: 0 Common: 215,625 PRINTED 08/06/2024 BY SYS