

BLK A {K/A PARCEL A} LOT 13
IN OR 206/38
WILDERS SUB OF NASSAU RIVER

PEACOCK RONALD L & CLADDIE J
95383 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5180-0013-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 80
Exterior Wall	05 AVERAGE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA
	04
NEIGHBORHOOD/LOC	4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1,670	153,013
FGR	696	55	383	35,092
FOP	99	30	30	2,749
FOP	143	30	43	3,940
FUS	726	100	726	66,519
PTO	220	5	11	1,008
STP	12	10	1	92
STP	28	10	3	275
TOTALS	3,594		2,867	262,688

EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0300
3	0500
4	0323
5	0825
6	0310
7	0317
8	0350

LAND DESCRIPTION	
L N	USE CODE
1	000132

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,867	119.8829	113.89	326,523	1979	1995	0	0	0	19.55
1 SINGLE FAM - 100% - 1999 Heated Area: 2396 HX Base Yr 1999											
95383 NASSAU RIVER RD, FERNANDINA BEACH											
BLD DATE 03/13/2024 MLU											

95383 NASSAU RIVER RD, FERNANDINA BEACH										OFF DATE		LAND DATE		03/13/2024		MLU	
										INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
612.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,367								
387.00	SF	40.00	40.00	100	2003	2003	3	32	4,954								
1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628								
1.00	UT	2,500.00	2,500.00	100	1998	1998	3	20	500								
56.00	SF	12.50	12.50	100	1998	1998	3	93	651								
30.00	LF	115.00	115.00	100	2003	2003	3	21	725								
4.00	UT	1,000.00	1,000.00	100	2003	2003	3	21	840								
288.00	SF	13.00	13.00	100	2007	2007	3	31	1,161								

TOTAL OB/XF											
12,826											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	100		RSF	1100.00	475.00	100.00	FF	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		262,688	
TOTAL MARKET OB/XF VALUE		12,826	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,025,514	
SOH/AGL Deduction		682,167	
ASSESSED VALUE		343,347	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		293,347	
TOTAL JUST VALUE		1,025,514	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		665,566	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1905698	CHNGE SRVC	0	07/01/2019
984765	REMODEL	35,000	05/01/1998
960560	REPAIR/RRF	1,400	12/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0206/0038	11/03/1975	WD	U	V	09
GRANTOR: PRICE J ED & BETTY B					
GRANTEE: PEACOCK RONALD L &					

BUILDING NOTES	
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BUILDING DIMENSIONS	
PTO=[YR=1998] W20 FOP=[YR=1998] W11 BAS=[YR=1993] W29 S50 E29 N8 FOP=[YR=1998] E3 STP=[YR=1998] S4 E7 N4 W7 \$ E8 N7 FGR=[YR=1993] E29 N24 W29 S24\$ N2 W11 S9\$ N9 E11 N20 W11 N13\$ S13 E11 N13\$ S11 E20 N3 STP=[YR=1998] E3 N4 W3 S4\$ N8\$ PTR=E40 FUS=[YR=1993] E14 S2 E8 S13 W8 S22 W14 N22 W8 N13 E8 N2\$ W40\$.	