PT JOHN CHISTOPHER GRANT
SEC 45-2N-28E IN OR 2382/1645

BERNARD BARBARA L/E/
940303 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-0000-0010-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

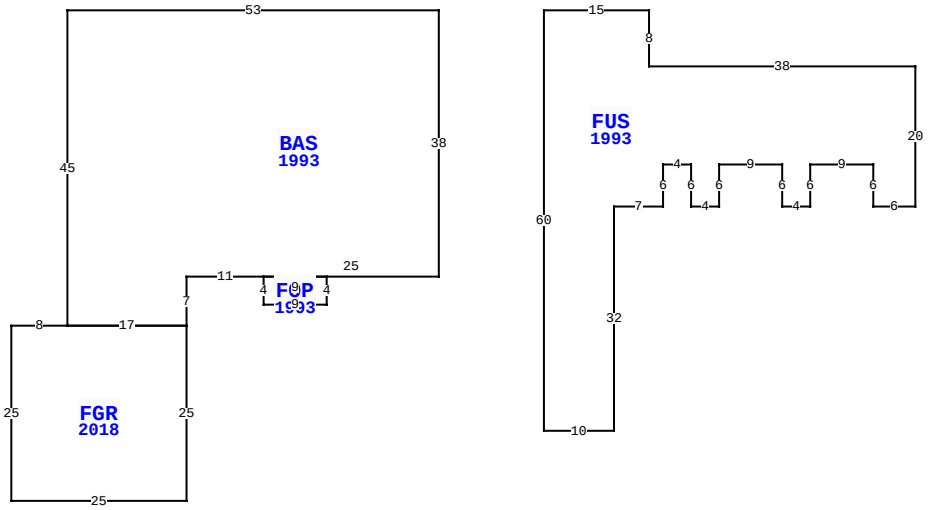
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD 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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	2,133	194,660
FGR	625	55	344	31,394
FOP	36	30	11	1,004
FUS	1,368	100	1,368	124,846
TOTALS	4,162		3,856	351,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,856	116.4375	110.62	426,551	1988	1988	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 0 Heated Area: 3501 HX Base Yr



940303 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,905
TOTAL MARKET OB/XF VALUE		2,560
TOTAL LAND VALUE - MARKET		101,250
TOTAL MARKET VALUE		455,715
SOH/AGL Deduction		289,094
ASSESSED VALUE		166,621
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		111,621
TOTAL JUST VALUE		455,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/1645	7/28/2020	QC	U	I	11	100
GRANTOR: BERNARD BARBARA						
GRANTEE: BERNARD BRIANNE						
0394/0365	7/01/1983	WD	Q	I		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 S45 FGR=[YR=2018] W8 S25 E25 N25 W17$ E17 N7 E11 FOP=[YR=1993] S4 E9 N4 W9$ E25 N38$ PTR=E15 FUS=[YR=1993] E15 S8 E38 S20 W6 N6 W9 S6 W4 N6 W9 S6 W4 N6 W4 S6 W7 S32 W10 N60$ 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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	2,560	

LAND DESCRIPTION

TOTAL OB/XF 2,560

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		OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	75,000.00	75,000.00	101,250							

REVIEW DATE 05/02/2019 BY KW Total Acres: 1.35 Total Land Value: 101,250 Market: 0 Agricultural: 0 Common: 101,250 PRINTED 08/06/2024 BY SYS