PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 2313/121

GOYETTE ROBERT L & CHRISTIE F
940350 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-0000-0010-0040

NASSAU COUNTY PROPERTY

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	07	NONE 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

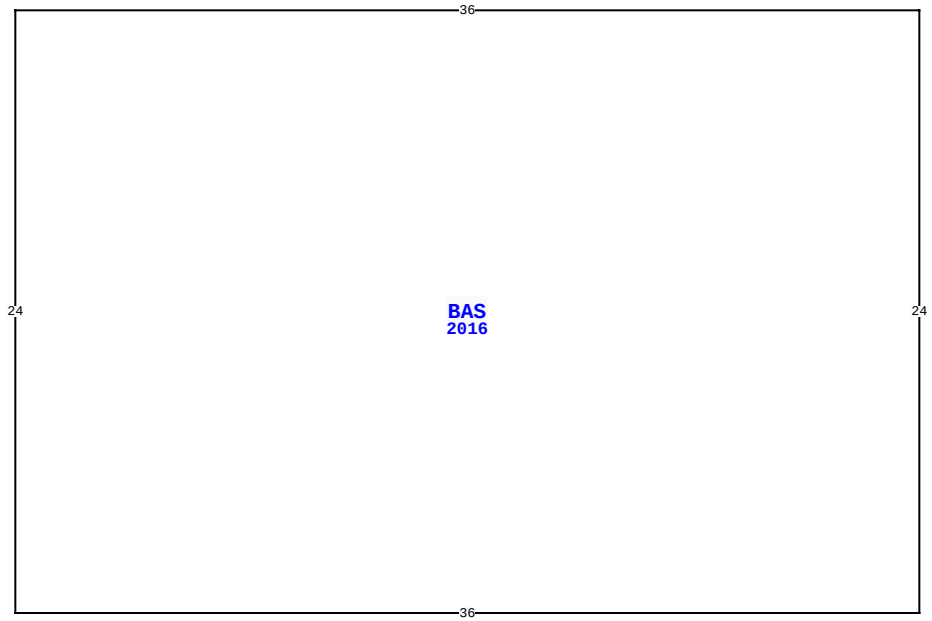
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	17,468
TOTALS	864		864	17,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	62.1000	21.74	18,783	2016	2016	0	0	0	7.00	93.00

2 GARAGE RES – 0% - 0 Heated Area: 864 HX Base Yr



940350 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	17,468
TOTAL MARKET OB/XF VALUE	25,606
TOTAL LAND VALUE - MARKET	315,000
TOTAL MARKET VALUE	358,074
SOH/AGL Deduction	539
ASSESSED VALUE	357,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	357,535
TOTAL JUST VALUE	358,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015940	NEW CONSTR	420,148	11/16/2021
B1805494	DEMOLITION	1,200	07/01/2018
B1632668	24X35 FGR	37,489	07/01/2016
3069	NEW CONSTR	0	05/26/1988
4927	NEW CONSTR	24,780	05/26/1988
5117	NEW CONSTR	900	05/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/0121	10/15/2019	WD	Q	I	01	300,000
GRANTOR: BIRTLES REED T & BREN						
GRANTEE: GOYETTE ROBERT L &						
1928/1262	6/27/2014	WD	U	I	11	100
GRANTOR: WILSON H R & WILSON J						
GRANTEE: BIRTLES REED T & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W36 S24 E36 N24$.

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	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	2015	2015	3	70	700	
2	0300	BOAT DCK W	0	0	28	4	112.00	SF	40.00	40.00	100	2015	2015	3	78	3,494	
3	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2015	2015	3	70	1,610	
4	0317	DCK PLNG W	0	0	0	0	6.00	UT	750.00	750.00	100	2015	2015	3	70	3,150	
5	0303	FLT DOCK W	0	0	15	10	150.00	SF	26.00	26.00	100	2015	2015	3	78	3,042	
6	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2015	2015	3	70	1,610	
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 25,606

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	000130	C	SFR WATER	0		RSF-1	105.00	400.00	105.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	315,000							

REVIEW DATE 01/18/2019 BY KW Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS