



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	11	CLAY TILE 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,928	100	1,928	205,061
DCK	570	10	57	6,062
FOP	156	30	47	4,998
FUS	680	100	680	72,324
UOP	16	20	3	319
USP	150	30	45	4,786

TOTALS	3,500		2,760	293,552
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
2	0681	POLE SHED	0 100	22	20	440.00	SF	11.25	11.25	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.35	AC	1.00
2	000100	C	SFR	100		OR	0.00	0.00	0.86	AC	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2023

Heated Area: 2608

HX Base Yr 2023

940371 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/30/2023 MLU

TOTAL OB/XF											
3,626											

TOTAL OB/XF											
3,626											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			296,204
TOTAL MARKET OB/XF VALUE			3,626
TOTAL LAND VALUE - MARKET			165,750
TOTAL MARKET VALUE			465,580
SOH/AGL Deduction			76,465
ASSESSED VALUE			389,115
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			339,115
TOTAL JUST VALUE			465,580
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			452,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213229	REPAIR/RRF	6,500	11/01/2012
4530	N/A	24,280	12/03/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2546/0623	3/11/2022	WD Q	I	01	
GRANTOR: NEASE STEVE E & BELIN					
GRANTEE: WOLKE SUZANNE E & R					
0331/0586	2/01/1981	WD Q	V		
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BAS=[YR=1993] W22 DCK=[YR=2021] N12 U5 L5 W25 D5 L5 S2
USP=[YR=2008] W15 S10 E15 N10\$ S10 E35\$ W52 S24 E3
FOP=[YR=1993] S6E26 N6 W26\$ E29 N2 E3 R2 D2 E4 R2 U2 E3
S8 E12 UOP=[YR=1993] S4 E4 N4 W4\$E16 N30\$ PTR= W85
FUS=[YR=1993] W32 S20 E5 S4 E5 N4 E12 S4 E5 N4 E5 N20\$ E85\$.

BUILDING DIMENSIONS											

[illegible]