PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 1267/944
(EX PT IN OR 1530/506)

ALBERT FAMILY IRREVOCABLE TRUST AGREEMENT/ALBERT E
95101 ALBERT WAY
FERNANDINA BEACH, FL 32034

2024

45-2N-28-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

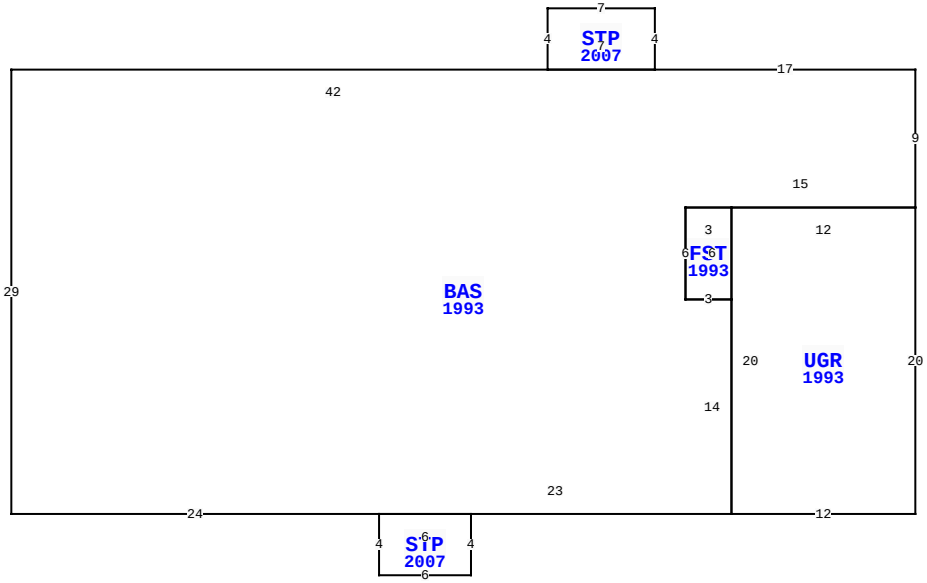
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,453	100	1,453	127,822
FST	18	55	10	880
STP	24	10	2	176
STP	28	10	3	264
UGR	240	45	108	9,501
TOTALS	1,763		1,576	138,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,576	140.3010	133.29	210,065	1969	1975	0	0	0	34.00	66.00

1 SINGLE FAM – 0% - 0 Heated Area: 1453 HX Base Yr



95101 ALBERT WAY, 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	138,643
TOTAL MARKET OB/XF VALUE	16,296
TOTAL LAND VALUE - MARKET	783,750
TOTAL MARKET VALUE	938,689
SOH/AGL Deduction	22,274
ASSESSED VALUE	916,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	916,415
TOTAL JUST VALUE	938,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	919,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704499	H/AC	0	07/01/2017
P1216243	OTHER	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1267/0944	10/20/2004	PR	U	I	01	100
GRANTOR: ALBERT EUGENE P/R						
GRANTEE: ALBERT EUGENE TRUST						
0359/0180	5/01/1982	MS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 STP=[YR=2007] N4 W7 S4 E7$ W42 S29 E24
STP=[YR=2007] S4 E6 N4 W6$ E23 UGR=[YR=1993] E12 N20 W12
FST=[YR=1993] W3 S6 E3 N6$ S20$ N14 W3 N6 E15 N9$.

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	0810	CONCRETE A	0	0	0	0	730.00	SF	6.50	6.50	100	2001	2001	3	80	3,796	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
4	0572	JUNK MH	0	0	0	0	1.00	UT	500.00	500.00	100	1970	1970	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 16,296

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-	1275.00	100.00	275.00	FF		1.00	1.00	0.95	3,000.00	2,850.00	783,750							

REVIEW DATE 05/02/2019 BY KWA Total Acres: 0.00 Total Land Value: 783,750 Market: 0 Agricultural: 0 Common: 783,750 PRINTED 08/06/2024 BY SYS