



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
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
BAL	16	15	2	311
BAS	903	100	903	140,338
FOP	60	30	18	2,797
FOP	108	30	32	4,973
FSP	225	40	90	13,987
FUS	1,003	100	1,003	155,879
STR	30	10	3	466
STR	37	10	4	622
STR	37	10	4	622
UCP	1,000	20	200	31,083
TOTALS	3,419		2,259	351,079

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0300	BOAT DCK W	0 100	0	0	225.00	SF	40.00	40.00
2	0510	GARAGE WD-	0 100	14	24	336.00	SF	35.00	35.00
3	0811	CONCRETE B	0 100	40	20	800.00	SF	5.20	5.20
4	0351	CARPORT MT	0 100	25	12	300.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RSF	1107.00	530.00	110.00

MARKET ADJUSTMENTS																																														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																			
0900	01	2,259	126.2240	157.78	356,425	2019	2019	0	0	0	1.50 98.50																																			
2 SNGL FAM - 100% - 2024						Heated Area: 1906		HX Base Yr 2024																																						
<table><tr><td>BLD DATE</td><td colspan="6"></td><td>LGL DATE</td><td colspan="3">05/30/2023</td></tr><tr><td colspan="12">940226 OLD NASSAUVILLE RD, FERNANDINA BEACH</td></tr><tr><td colspan="12">05/30/2023 MLU</td></tr></table>												BLD DATE							LGL DATE	05/30/2023			940226 OLD NASSAUVILLE RD, FERNANDINA BEACH												05/30/2023 MLU											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		351,079	
TOTAL MARKET OB/XF VALUE		23,420	
TOTAL LAND VALUE - MARKET		297,000	
TOTAL MARKET VALUE		671,499	
SOH/AGL Deduction		116,590	
ASSESSED VALUE		554,909	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		504,909	
TOTAL JUST VALUE		671,499	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		656,360	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006617	INGROUND POOL FOR	58,000	06/04/2024
B2112830	SOLAR PANELS	24,980	09/23/2021
C1804533	CO ISSUED	0	02/01/2019
B1804533	NEW CONSTR	235,396	05/04/2018
B1633579	DEMOLITION	0	12/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2618/1179	2/08/2023	QC	U	I	11	100	
GRANTOR: GILLOON SCOTT R & MIK							
GRANTEE: GILLOON FAMILY 2023							
1334/0959	7/20/2005	WD	Q	I		350,000	
GRANTOR: WILLIAMS HARRY N							
GRANTEE: GILLOON SCOTT R & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=2019] E25 S40 W25 N40\$ PTR= W25 FSP=[YR=2019] W25 S2 BAL=[YR=2019] W1 STR=[YR=2019] N10 W3 S10 E3\$ W3 S4 E4 N4\$ S7 BAS=[YR=2019] S40 E13 FOP=[YR=2019] E12 N5 W12 S5\$ N5 E12 N7 STR=[YR=2019] N13 W5 S3 E4 S7 W4 S3 E5\$ W5 N3 E4 N7 W4 N3 E5 N15 W25\$ E25 N9\$ E25 PTR= W70 FUS=[YR=2019] W13 FOP=[YR=2019] N5 W12 S9 E12 N4\$S4 W12 S40 E13 N1 E12 N11 STR=[YR=2019] N13 W5 S3 E4 S7 W4 S3 E5\$ W5 N3 E4 N7 W4 N3 E5 N19\$ E70\$.									