

PT JOHNS CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 2338/28 &
OR 2627/1657

HOLLAND AARON W JR & JESSIE R PYE
940115 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-0000-0013-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,853	100	1,853	230,349
FGR	559	55	307	38,164
FSP	192	40	77	9,572
FSP	138	40	55	6,837
FUS	644	100	644	80,057

TOTALS	3,386		2,936	364,979
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	4,049.00	SF	4.00
2	0812	CONCRETE C	0	100	0	0	1,016.00	SF	4.00
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00
4	0351	CARPORT MT	0	100	12	50	600.00	SF	10.00
5	0351	CARPORT MT	0	100	18	27	486.00	SF	13.00
6	0866	POOL FIBER	0	100	28	13	364.00	SF	72.00
7	0845	KOOL DECK	0	100	0	0	896.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.26

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,936	115.9725	144.97	425,632	2004	2004	0	0	0	14.25	85.75
1 SNGL FAM - 100% - 2022 Heated Area: 2497 HX Base Yr 2022												

940115 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE		LGL DATE	05/30/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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	0812	CONCRETE C	0	100	0	0	4,049.00	SF	4.00	4.00	100	2004	2004	3	84	13,605	
2	0812	CONCRETE C	0	100	0	0	1,016.00	SF	4.00	4.00	100	2006	2006	3	87	3,536	
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2007	2007	3	31	1,488	
4	0351	CARPORT MT	0	100	12	50	600.00	SF	10.00	10.00	100	2007	2007	3	31	1,860	
5	0351	CARPORT MT	0	100	18	27	486.00	SF	13.00	13.00	100	2007	2007	3	31	1,959	
6	0866	POOL FIBER	0	100	28	13	364.00	SF	72.00	72.00	100	2021	2021	3	93	24,373	
7	0845	KOOL DECK	0	100	0	0	896.00	SF	7.25	7.25	100	2021	2021	3	99	6,431	

TOTAL OB/XF										53,252							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.26	AC		1.00	1.00	1.00	75,000.00	75,000.00	169,500

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY				Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE				364,979			
TOTAL MARKET OB/XF VALUE				53,252			
TOTAL LAND VALUE - MARKET				169,500			
TOTAL MARKET VALUE				587,731			
SOH/AGL Deduction				218,589			
ASSESSED VALUE				369,142			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				319,142			
TOTAL JUST VALUE				587,731			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				574,673			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230010322	MTL STORAGE	132,960	08/11/2023
B2116701	DEMOLITION	300	12/02/2021
B2106733	SWIM POOL	22,400	05/24/2021
M172186	H/AC	0	04/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2627/1657	3/01/2023	QC	U	V	11	100	
GRANTOR: ARNETT PROPERTIES INC							
GRANTEE: HOLLAND AARON & JES							
2338/0028	2/03/2020	WD	Q	I	01	270,000	
GRANTOR: GLANTON JAMES D JR &							
GRANTEE: HOLLAND AARON W JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W14 N3 FSP=[YR=2004] N6 W27 FGR=[YR=2004] W29 S23 E23 N18 E6 N5 \$ S9 E10 N3 E17\$ W17 S3 W10 N4 W6 S48 E13 N2 E13 N4 FSP=[YR=2013] E21 N6 W15 N2 W6 S8 \$ N8 E6 S2 E15 N32\$ PTR=E15 FUS=[YR=2004] S23 E28 N23 W28 \$ W15\$.									