

SW 150 FT OF NE160 FT OF LOT 8
IN OR 773/702
FPL R/W OR 322/828

TOMASSETTI A JEFFREY
940564 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-5240-0008-0010

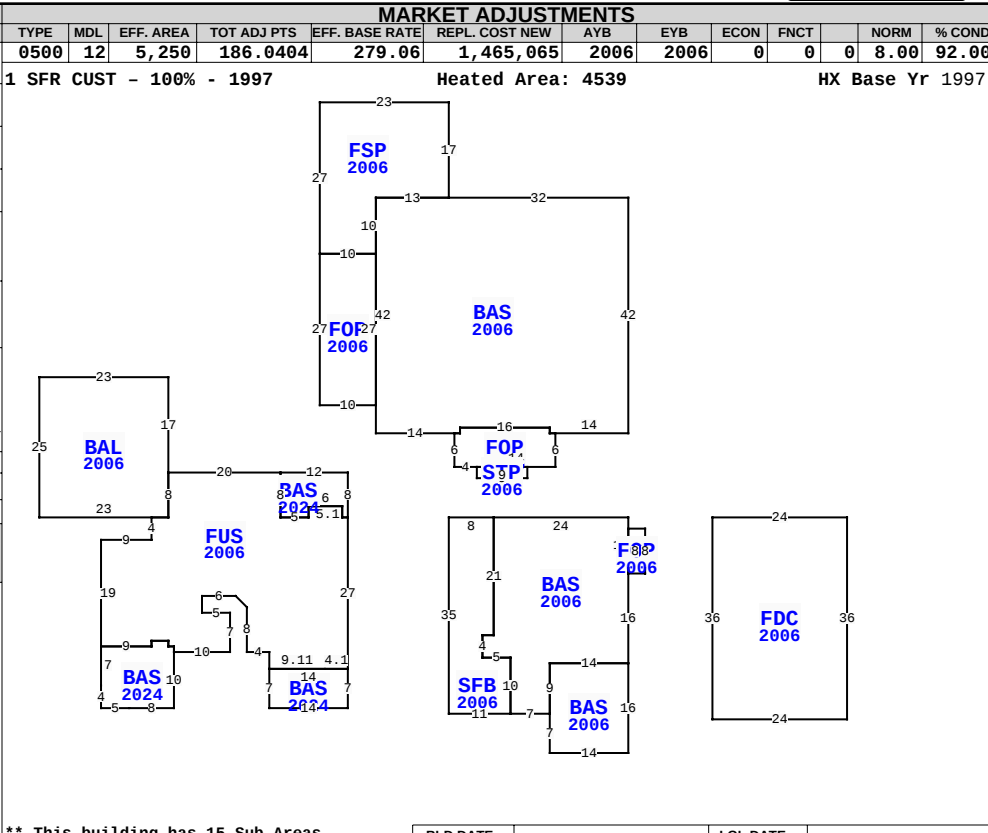


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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
BAL	575	15	86	22,079
BAS	224	100	224	57,508
BAS	692	100	692	177,661
BAS	1,874	100	1,874	481,121
BAS	84	100	84	21,566
BAS	98	100	98	25,160
BAS	150	100	150	38,510
FDC	864	35	302	77,534
FOP	24	30	7	1,797
FOP	124	30	37	9,499
TOTALS	6,965		5,250	1,347,860



** This building has 15 Sub-Areas

940564 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/30/2023 MLU

EXTRA FEATURES															TOTAL OB/XF				
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	33,121		
1	0300	BOAT DCK W	0	100	0	0	520.00	SF	40.00	40.00	100	1985	1985	3	20	4,160			
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	1984	1984	3	44	240			
3	0803	ASPHALT C	0	100	0	0	5,915.00	SF	2.00	2.00	100	1995	1995	3	50	5,915			
4	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00	13.00	100	1995	1995	3	20	624			
5	0306	BOAT RAMP	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1985	1985	3	100	2,500			
6	0855	CONC PAVER	0	100	0	0	1,268.00	SF	7.00	7.00	100	2006	2006	3	87	7,722			
7	0803	ASPHALT C	0	100	0	0	3,436.00	SF	2.00	2.00	100	2006	2006	3	58	3,986			
8	1129	STONE 8"	0	100	0	0	498.00	SF	15.75	15.75	100	2006	2006	3	96	7,530			
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1990	1990	3	20	300			
10	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	2000	2000	3	20	144			

LAND DESCRIPTION										TOTAL OB/XF							33,121		
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	L VA		
1	000130	C	SFR WATER	100		RSF-	1150.00	430.00	150.00	FF		1.00	1.00	1.00	3,000.00	3,000.00			

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4				
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY																			
																									VALUATION BY										STANDARD									
																									Tax Group: 4										Tax Dist:									
																									BUILDING MARKET VALUE										1,347,860									
																									TOTAL MARKET OB/XF VALUE										36,809									
																									TOTAL LAND VALUE - MARKET										450,000									
																									TOTAL MARKET VALUE										1,834,669									
																									SOH/AGL Deduction										954,907									
																									ASSESSED VALUE										879,762									
																									TOTAL EXEMPTION VALUE										HX HB WR 55,000									
																									BASE TAXABLE VALUE										824,762									
																									TOTAL JUST VALUE										1,834,669									
																									NCON VALUE										185,818									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										1,159,578									