

S 40 FT OF LOT 8 & ALL OF 9
NE 25 FT OF LOT 10
PT OR 2264/97

DOUGLAS ARTHUR B & BARBARA M FAMILY TRUST/DOUGLAS
940538 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-5240-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

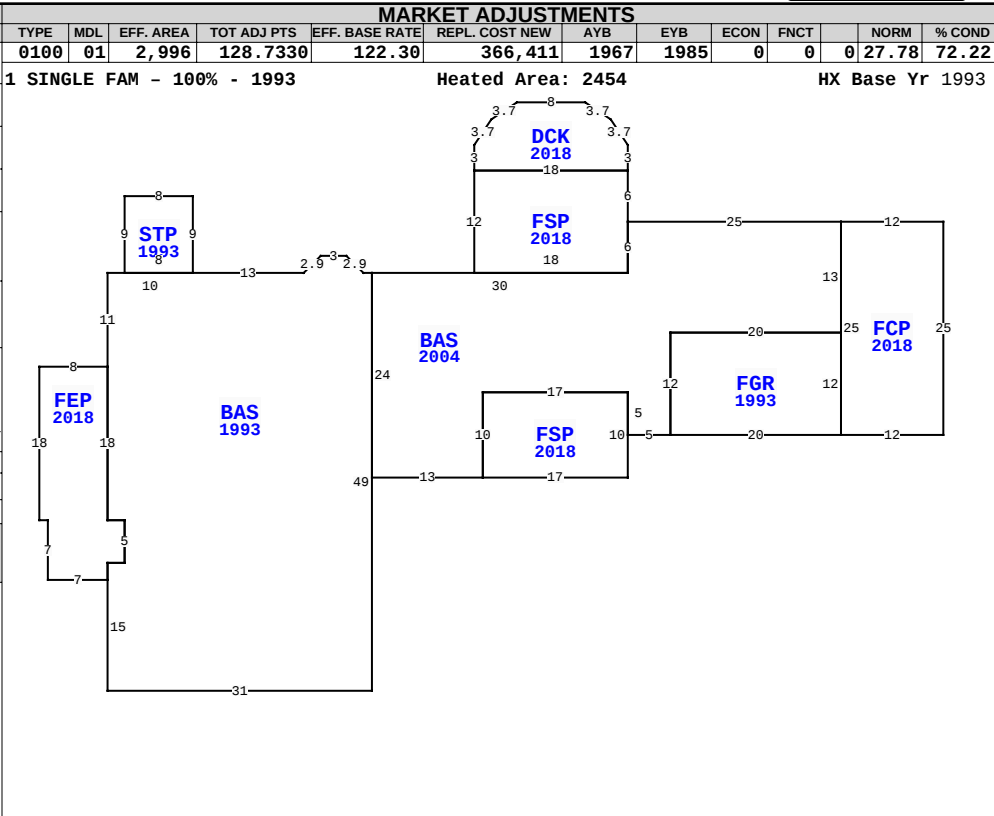
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1,519	134,166
BAS	935	100	935	82,584
DCK	124	10	12	1,060
FCP	300	25	75	6,625
FEP	203	80	162	14,309
FGR	240	55	132	11,659
FSP	170	40	68	6,006
FSP	216	40	86	7,596
STP	72	10	7	618
TOTALS	3,779		2,996	264,622

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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			7,681.00	SF	4.00				25,501	
2	0820	WOOD WALK	0	100	0	0			645.00	SF	11.75				3,032	
3	0300	BOAT DCK W	0	100	0	0			392.00	SF	40.00				5,018	
4	0510	GARAGE WD-	0	100	22	20			440.00	SF	35.00				3,080	
5	0920	CWALL-WD/M	0	100	0	0			75.00	LF	390.00				5,850	
6	0476	VF 6 SBPL	0	100	0	0			250.00	LF	32.00				7,600	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000130	C



940538 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																50,081
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
1	000130	C	SFR WATER	100		RSF	1265.00	430.00	265.00	FF		1.00	1.00	1.00	3,000.00	3,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		284,868			
TOTAL MARKET OB/XF VALUE		50,081			
TOTAL LAND VALUE - MARKET		795,000			
TOTAL MARKET VALUE		1,129,949			
SOH/AGL Deduction		792,874			
ASSESSED VALUE		337,075			
TOTAL EXEMPTION VALUE		55,000			HX HB WX
BASE TAXABLE VALUE		282,075			
TOTAL JUST VALUE		1,129,949			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,066,805			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7851	REPAIR/RRF	1,500	02/17/1992
5945	CHNGE SRVC	75	05/23/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2264/0097	3/22/2019	WD U	I	I	11
GRANTOR: DOUGLAS ARTHUR B & BA					
GRANTEE: DOUGLAS ARTHUR B &					
0653/0438	3/30/1992	WD U	I	I	01
GRANTOR: PICKNEY JAMES & K					
GRANTEE: DOUGLAS ART & B					

BUILDING NOTES															
BUILDING DIMENSIONS															
FCP=[YR=2018] W12 BAS=[YR=2004] W25 FSP=[YR=2018] N6 DCK=[YR=2018] N3 U3 L2 U2 L3 W8 L3 D2 D3 L2 S3 E18\$ W18 S12 E18 N6\$ S6 W30 BAS=[YR=1993] W1 U2 L2 W3 L2 D2 W13 STP=[YR=1993] N9 W8 S9 E8\$ W10 S11 FEP=[YR=2018] W8 S18 E1 S7 E7 N2 E2 N5 W2 N18\$ S18 E2 S5 W2 S15 E31 N49\$ S24 E13 FSP=[YR=2018] E17 N10 W17 S10\$ N10 E17 S5 E5 FGR=[YR=1993] E20 N12 W20S12\$ N12 E20 N13\$ S25 E12 N25\$.															

DOUGLAS ARTHUR B & BARBARA M FAMILY TRUST/DOUGLAS
940538 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

45-2N-28-5240-0008-0020

[illegible]