LOT 6
IN OR 1261/1469
SHEFFIELD BLUFF PB 6/209

CARVER JANET A
940820 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-549S-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

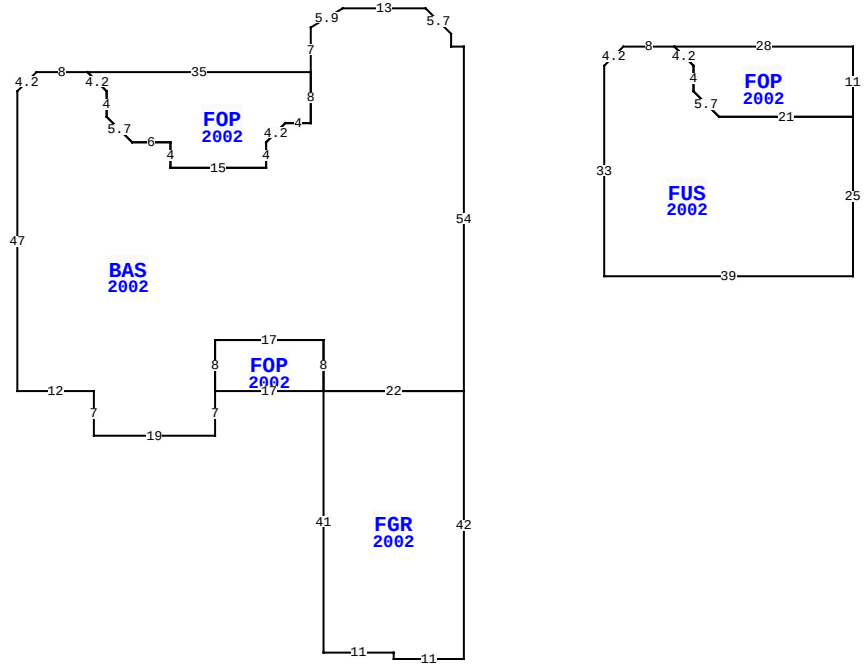
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,313	100	3,313	522,380
FGR	913	55	502	79,154
FOP	136	30	41	6,465
FOP	272	30	82	12,929
FOP	392	30	118	18,606
FUS	1,128	100	1,128	177,859
TOTALS	6,154		5,184	817,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,184	115.5105	173.27	898,232	2002	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2005 Heated Area: 4441 HX Base Yr 2005



940820 OLD NASSAUVILLE RD, 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		817,391
TOTAL MARKET OB/XF VALUE		115,432
TOTAL LAND VALUE - MARKET		762,750
TOTAL MARKET VALUE		1,695,573
SOH/AGL Deduction		1,002,138
ASSESSED VALUE		693,435
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		638,435
TOTAL JUST VALUE		1,695,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,257,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012671	REPAIR - 10 WINDO	25,000	12/17/2020
P014900	NEW CONSTR	0	08/01/2001
B018506	NEW CONSTR	208,884	07/01/2001
B018507	GARAGE	10,000	07/01/2001
E017921	CHNGE SRVC	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/1469	9/28/2004	WD	Q	I		937,500
GRANTOR: ELLIS JEROLD A & VERL						
GRANTEE: CARVER JANET A						
0966/0126	1/09/2001	WD	Q	V	01	142,000
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: ELLIS JEROLD A & VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W2 N2 L4 U4 W13 D3 L5 S7 FOP=[YR=2002] W35 D3 R3 S4 D4 R4 E6 S4 E15 N4 R3 U3 E4 N8$ S8 W4 D3 L3 S4 W15 N4 W6 U4 L4 N4 L3 U3 W8 D3 L3 S47 E12 S7 E19 N7 FOP=[YR=2002] E17 FGR=[YR=2002] S41 E11 S1 E11 N42 W22$ N8 W17 S8$ N8 E17 S8 E22 N54$ PTR= E25 FUS=[YR=2002] E8 FOP=[YR=2002] E28 S11 W21 U4 L4 N4 U3 L3 $ R3 D3 S4 D4 R4 E21 S25 W39 N33 U3 R3 $ W25$.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	6,020	
2	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	20	400	
3	1123	CB 8"	0	100	0	0	168.00	SF	6.15	6.15	100	2002	2002	3	82	847	
4	0462	ST/AL FNC	0	100	0	0	828.00	SF	10.00	10.00	100	2002	2002	3	30	2,484	
5	0465	FNC GT 15'	0	100	0	0	1.00	UT	562.50	562.50	100	2002	2002	3	58	326	
6	0911	SCRN RM A	0	100	0	0	750.00	SF	17.50	17.50	100	2002	2002	3	20	2,625	
7	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2002	2002	3	29	10,353	
8	0845	KOOL DECK	0	100	0	0	736.00	SF	7.25	7.25	100	2002	2002	3	82	4,376	
9	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
10	0856	POROUS CC	0	100	0	0	240.00	SF	2.50	2.50	100	2002	2002	3	82	492	

TOTAL OB/XF 28,123

LAND DESCRIPTION

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	100		RSF-	1113.00	612.00	113.00	FF		1.00	1.00	0.90	7,500.00	6,750.00	762,750							

REVIEW DATE 04/26/2019 BY KWX Total Acres: 0.00 Total Land Value: 762,750 Market: 0 Agricultural: 0 Common: 762,750 PRINTED 08/06/2024 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0812	CONCRETE C	0	100	0	0	9,930.00	SF	4.00	4.00	100	2002	2002	3	82	32,570	
12	0920	CWALL-WD/M	0	100	0	0	96.00	LF	390.00	390.00	100	2002	2002	3	20	7,488	
13	0300	BOAT DCK W	0	100	0	0	2,610.00	SF	40.00	40.00	100	2002	2002	3	30	31,320	
14	0303	FLT DOCK W	0	100	0	0	160.00	SF	26.00	26.00	100	2002	2002	3	30	1,248	
15	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2002	2002	3	20	500	
16	0350	CARPORT WD	0	100	0	0	820.00	SF	13.00	13.00	100	2002	2002	3	20	2,132	
17	0510	GARAGE WD-	0	100	0	0	576.00	SF	35.00	35.00	100	2002	2002	3	30	6,048	
18	0855	CONC PAVER	0	100	0	0	698.00	SF	10.00	10.00	100	2005	2005	3	86	6,003	

LAND DESCRIPTION

TOTAL OB/XF 87,309

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

REVIEW DATE 04/26/2019 BY KWX Total Acres: 0.00 Total Land Value: 762,750 Market: 0 Agricultural: 0 Common: 762,750 PRINTED 08/06/2024 BY SYS