



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	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	2,525	100	2,525	567,602
FGR	1,029	55	566	127,232
FOP	40	30	12	2,697
FOP	105	30	32	7,193
FOP	590	30	177	39,788
FOP	590	30	177	39,788
FST	36	55	20	4,496
FST	36	55	20	4,496
FUS	1,817	100	1,817	408,449
FUS	520	100	520	116,892
TOTALS	7,360		5,873	1,320,208

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0300	BOAT DCK W	0	100	690	5			3,450.00	SF	2004
2	0300	BOAT DCK W	0	100	20	12			240.00	SF	2004
3	0310	AL GANG WY	0	100	0	0			20.00	LF	2004
4	0303	FLT DOCK W	0	100	22	10			220.00	SF	2004
5	0317	DCK PLNG W	0	100	0	0			4.00	UT	2004
6	0323	BOAT LFT H	0	100	0	0			1.00	UT	2006
7	0861	POOL GUNIT	0	100	0	0			375.00	SF	2007
8	0855	CONC PAVER	0	100	0	0			2,442.00	SF	2007
9	0911	SCRN RM A	0	100	52	30			1,560.00	SF	2007
10	0877	JACUZZI	0	100	0	0			1.00	UT	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100		RSF	111.00	631.00	111.00	FF	
2	000130	C	SFR WATER	100		RSF	115.00	661.00	115.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	5,873	162.8946	244.34	1,435,009	2007	2007	0	0	8.00	92.00
1 SFR CUST - 100% - 2008											
Heated Area: 4862											
HX Base Yr 2008											
** This building has 11 Sub-Areas											
940842 OLD NASSAUVILLE RD, FERNANDINA BEACH											

TOTAL OB/XF											
105,269											
05/30/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,320,208	
TOTAL MARKET OB/XF VALUE		151,768	
TOTAL LAND VALUE - MARKET		1,491,000	
TOTAL MARKET VALUE		2,962,976	
SOH/AGL Deduction		1,317,730	
ASSESSED VALUE		1,645,246	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,595,246	
TOTAL JUST VALUE		2,962,976	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,119,008	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704455	H/AC	0	07/01/2017
B19569	ADDITION	23,380	03/01/2007
B19349	SWIM POOL	41,000	01/01/2007
M11895	MECH OTHER	0	08/01/2006
E17100	ELEC OTHER	10,000	04/01/2006
P10969	OTHER	0	04/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2285/0772	6/17/2019	WD U	I	I	11	100	
GRANTOR: WALL WILLIAM J & CARO							
GRANTEE: WALL LIVING TRUST							
2266/0021	3/13/2019	WD U	I	I	11	100	
GRANTOR: WALL WILLIAM J & CARO							
GRANTEE: WALL LIVING TRUST							

BUILDING NOTES											
FOP=[YR=2007] W20 S4 W31 BAS=[YR=2007] N4 W19 S49 E4 S1 E8 N1 E4 N1 E8 N4 FOP=[YR=2007] E21 FST=[YR=2019] E3 FOP=[YR=2007] S10 FGR=[YR=2007] W2 S28 E1 S14 E8 S1 E7 N1 E8 N14 E1 N28 W23 \$ E4 N10 W4 \$ E3 N6 W6 S6\$ N5 W21 S5\$ N5 E21 N1 E6 S6 E1 S10 E18 N40 W51 N10 \$ S10 E51 N14 \$ PTR =E30 FUS=[YR=2007] E19 S4 FOP=[YR=2007] E31 N4E20 S14 W51 N10\$ S28 E31 N18 E20 S24 W3 S6 W3 S10 FUS=[YR=2019] E3 S10E1 S8 W1S10 W18 N10 W1 N8 E1 N10 E15 \$W12 N10 W1 FST=[YR=2019] W6 N6 E6 S6\$ N6 W6 S1 W21 STR=[YR=2019] S9 W8 N9 E8\$ W8 S10 W4 S1 W8 N1 W4 N49 \$ W30\$.											

WALL LIVING TRUST/WALL WILLIAM J TRUSTEE
940842 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

45-2N-28-549S-0008-0000

[illegible]