



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	13	STAND SEAM 20
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

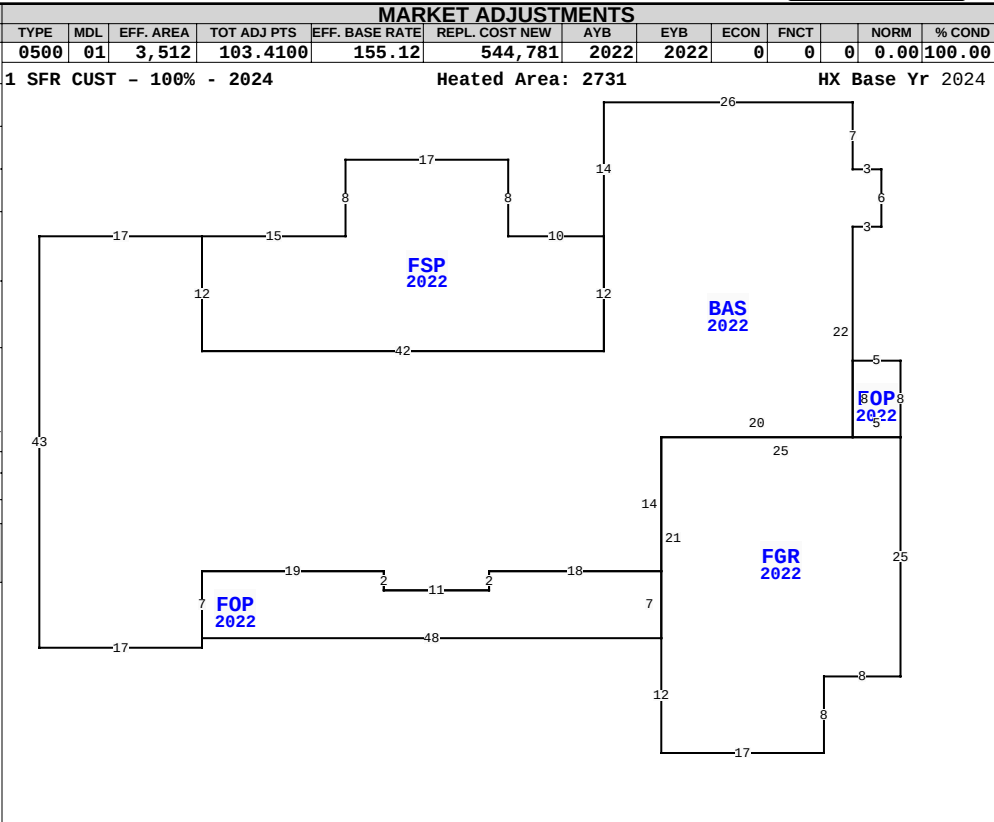
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,731	100	2,731	423,633
FGR	761	55	419	64,995
FOP	40	30	12	1,861
FOP	314	30	94	14,581
FSP	640	40	256	39,711

TOTALS	4,486		3,512	544,781
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	2.00	UT	2,000.00	
2	0855	CONC PAVER	0	100	0	2,334.00	SF	10.00	
3	0855	CONC PAVER	0	100	0	680.00	SF	10.00	
4	0462	ST/AL FNC	0	100	0	648.00	SF	10.00	
5	0463	FENCE GATE	0	100	0	2.00	UT	300.00	
6	0861	POOL GUNIT	0	100	0	444.00	SF	85.00	
7	0855	CONC PAVER	0	100	0	902.00	SF	10.00	
8	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00



940880 OLD NASSAUVILLE RD, FERNANDINA BEACH

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		544,781	
TOTAL MARKET OB/XF VALUE		89,029	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		753,810	
SOH/AGL Deduction		0	
ASSESSED VALUE		753,810	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		703,810	
TOTAL JUST VALUE		753,810	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		727,508	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2110052	CO ISSUED	0	05/24/2022
B2201877	SWIM POOL	60,000	02/02/2022
B2110052	NEW CONSTR	423,520	07/30/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2409/1825	11/13/2020	WD	Q	V	01
GRANTOR: SELLERS SUSAN C					77,500
GRANTEE: KILPATRICK CARRIE A					
2017/1392	12/07/2015	SW	U	V	12
GRANTOR: SOUTHEASTERN BANK					45,000
GRANTEE: SELLERS SUSAN C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W26 S14 FSP=[YR=2022] W10 N8 W17 S8 W15 S12 E42									
N12\$ S12 W42 N12 W17 S43 E17 N1 FOP=[YR=2022] E48									
FGR=[YR=2022] S12 E17 N8 E8 N25 FOP=[YR=2022] N8W5S8E5\$ W25									
S21\$ N7 W18 S2 W11 N2 W19 S7\$ N7 E19 S2 E11 N2 E18 N14 E20									
N22 E3 N6 W3 N7\$.									