BLOCK 3 LOT 38 & PARCEL 4-5
SPRING HILL SUB UNIT 2 PB 5/35

NELSON CONNIE L/E/
940731 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0380

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

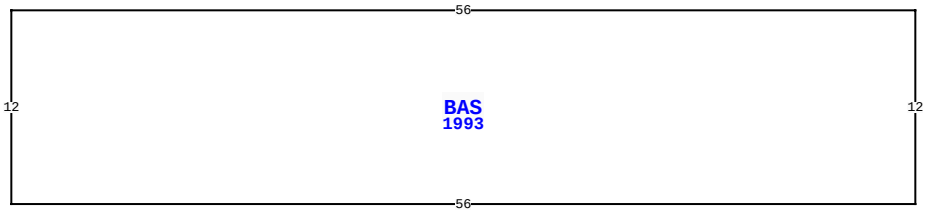
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	13,322
TOTALS	672		672	13,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	94.4000	66.08	44,406	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1993 Heated Area: 672 HX Base Yr 1993



940731 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		13,322
TOTAL MARKET OB/XF VALUE		1,443
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		99,765
SOH/AGL Deduction		71,901
ASSESSED VALUE		27,864
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,864
TOTAL JUST VALUE		99,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2449/0109	3/29/2021	LE	U	I	11	100
GRANTOR: NELSON CONNIE						
GRANTEE: NELSON ALLEN						
0833/0038	5/07/1998	QC	U	I	07	100
GRANTOR: PICKETT DAVID W						
GRANTEE: NELSON CONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

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	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	1989	1989	3	20	72	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1992	1992	3	20	579	
3	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	1994	1994	3	20	360	
4	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	1994	1994	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 1,443

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS