BLOCK 3 LOT 40
FPL ESMT IN OR 384/148
SPRING HILL SUB 2 PB 5/35

HEMPHILL JAMES P & AMY M
940759 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0400

BUILDING CHARACTERISTICS

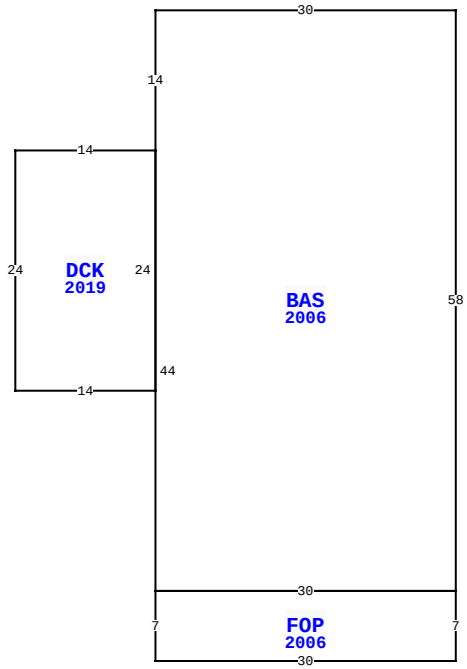
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	169,285
DCK	336	10	34	3,308
FOP	210	30	63	6,130
TOTALS	2,286		1,837	178,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,837	129.3750	103.50	190,130	2006	2010	0	0	0	6.00	94.00

2 SFR MODULR – 100% - 2023 Heated Area: 1740 HX Base Yr 2023



940759 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		178,722
TOTAL MARKET OB/XF VALUE		3,681
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		267,403
SOH/AGL Deduction		65,718
ASSESSED VALUE		201,685
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,685
TOTAL JUST VALUE		267,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18151	ELEC OTHER	0	10/01/2006
M12115	MECH OTHER	0	10/01/2006
C18249	CO ISSUED	0	07/01/2006
B18193	FOUNDATION	6,000	07/01/2006
B18249	NEW CONSTR	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/1251	9/28/2021	WD	Q	I	01	303,000
GRANTOR: WESSON MICHAEL D & KA						
GRANTEE: HEMPHILL JAMES P &						
2262/0121	3/14/2019	WD	Q	I	02	165,000
GRANTOR: CONTI ELLEN P						
GRANTEE: WESSON MICHAEL D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 S14 DCK=[YR=2019] W14 S24 E14 N24$ S44
FOP=[YR=2006] S7 E30 N7 W30 $ E30 N58 $.

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	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0940	SHEDS/PORT	0	100	12	14	168.00	SF	11.70	11.70	100	2006	2006	3	27	531	

LAND DESCRIPTION

TOTAL OB/XF 3,681

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	000100	C	SFR	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 09/26/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS