BLOCK 3 LOT 44
SPRING HILL SUB UNIT 2 PB 5/35

MOORE ARVEL EUGENE & PEGGY THERESA
940819 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

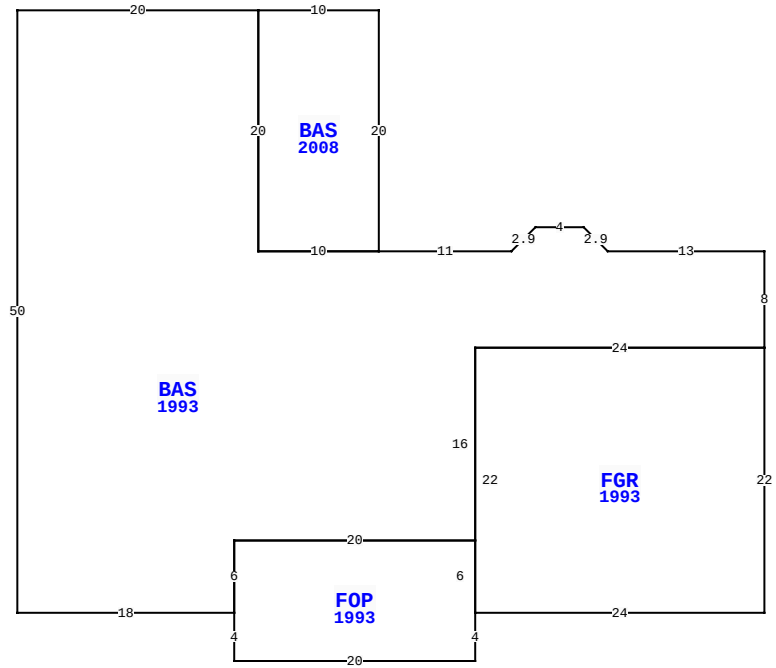
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	140,368
BAS	200	100	200	17,287
FGR	528	55	290	25,066
FOP	200	30	60	5,186
TOTALS	2,552		2,174	187,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,174	121.7160	115.63	251,380	1988	1988	0	0	0	25.25	74.75

1 SINGLE FAM – 50% - 2023 Heated Area: 1824 HX Base Yr 2023



940819 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,907
TOTAL MARKET OB/XF VALUE		9,308
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		282,215
SOH/AGL Deduction		0
ASSESSED VALUE		282,215
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		232,215
TOTAL JUST VALUE		282,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7112	XFOB	6,528	03/22/1991
2699	H/AC	2,800	08/23/1988
3169	NEW CONSTR	0	08/15/1988
5238	NEW CONSTR	3,500	07/22/1988
5030	NEW CONSTR	67,600	07/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/336	6/20/2024	QC	U	I	11	100
GRANTOR: MCLEAN STEVEN						
GRANTEE: MOORE ARVEL EUGENE						
1562/1981	4/24/2008	QC	U	I	01	100
GRANTOR: MCLEAN GILBERT V & RE						
GRANTEE: MCLEAN STEVEN & PEG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 L2 U2 W4 D2 L2 W11 BAS=[YR=2008] N20 W10 S20 E10$ W10 N20 W20 S50 E18 FOP=[YR=1993] S4 E20N4 FGR=[YR=1993] E24 N22 W24 S22$ N6W20 S6$ N6 E20 N16E24N8$.

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	0811	CONCRETE B	0	50	0	0	919.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,604	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0940	SHEDS/PORT	0	50	16	24	384.00	SF	30.00	30.00	100	1991	1991	3	20	2,304	
4	0940	SHEDS/PORT	0	50	10	20	200.00	SF	30.00	30.00	100	1995	1995	3	20	1,200	
5	0940	SHEDS/PORT	0	50	10	16	160.00	SF	30.00	30.00	100	1995	1995	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 9,308

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	50		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