

BLOCK 3 LOT 47
IN OR 1520/1469
SPRING HILL SUB UNIT 2 PB 5/35

BROWN JAMES L JR/BROWN JAMES L SR
940863 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0470



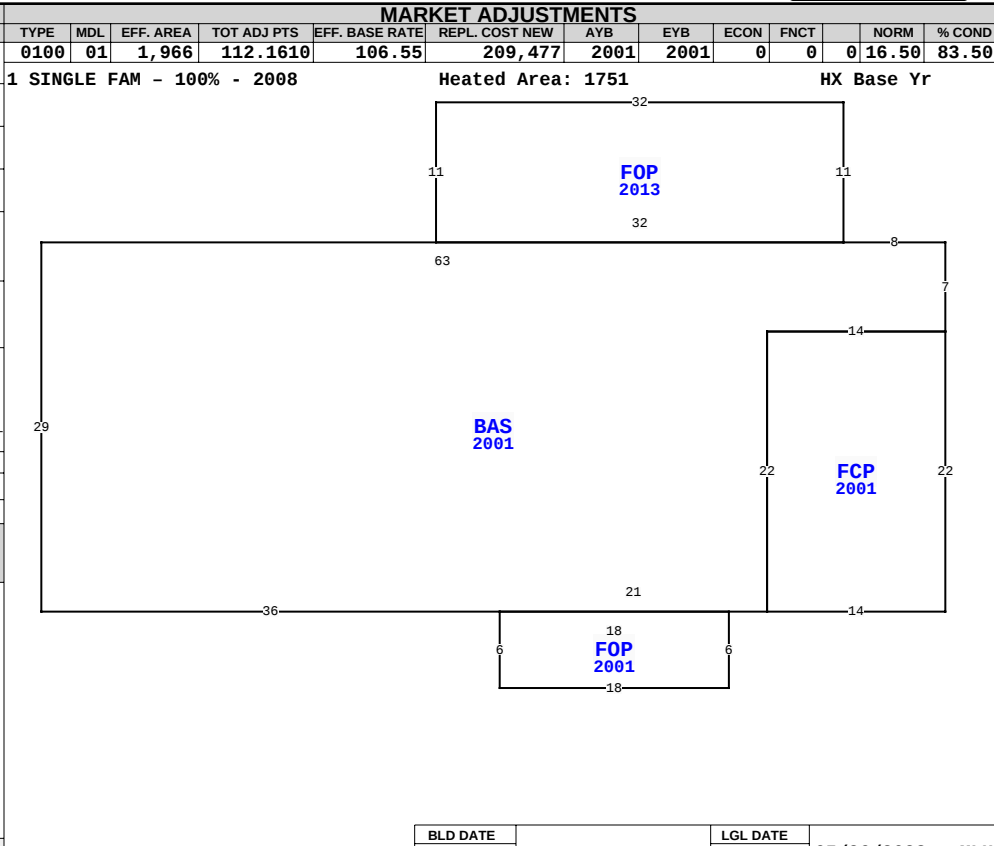
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,751	100	1,751	155,785
FCP	308	25	77	6,850
FOP	108	30	32	2,847
FOP	352	30	106	9,430
TOTALS	2,519		1,966	174,913

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	422.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	100	12	32	384.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	



940863 OLD NASSAUVILLE RD, FERNANDINA BEACH											
05/26/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			193,352
TOTAL MARKET OB/XF VALUE			6,226
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			284,578
SOH/AGL Deduction			17,255
ASSESSED VALUE			267,323
TOTAL EXEMPTION VALUE			13 267,323
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			284,578
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530495	GARAGE	39,517	05/01/2015
B018033	NEW CONSTR	94,600	03/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1520/1469	8/22/2007	QC	U	I	01	100	
GRANTOR: BROWN JAMES L SR							
GRANTEE: BROWN JAMES L SR &							
0507/1105	1/02/1987	WD	Q	V		8,800	
GRANTOR: SHEFFIELD & LEE							
GRANTEE: BROWN JAMES SR & L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W8 FOP=[YR=2013] N11 W32 S11 E32 \$ W63 S29 E36 FOP=[YR=2001] S6 E18 N6 W18\$ E21 FCP=[YR=2001] E14 N22 W14 S22\$ N22 E14 N7 \$.											

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