



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	06	BD/BATTEN 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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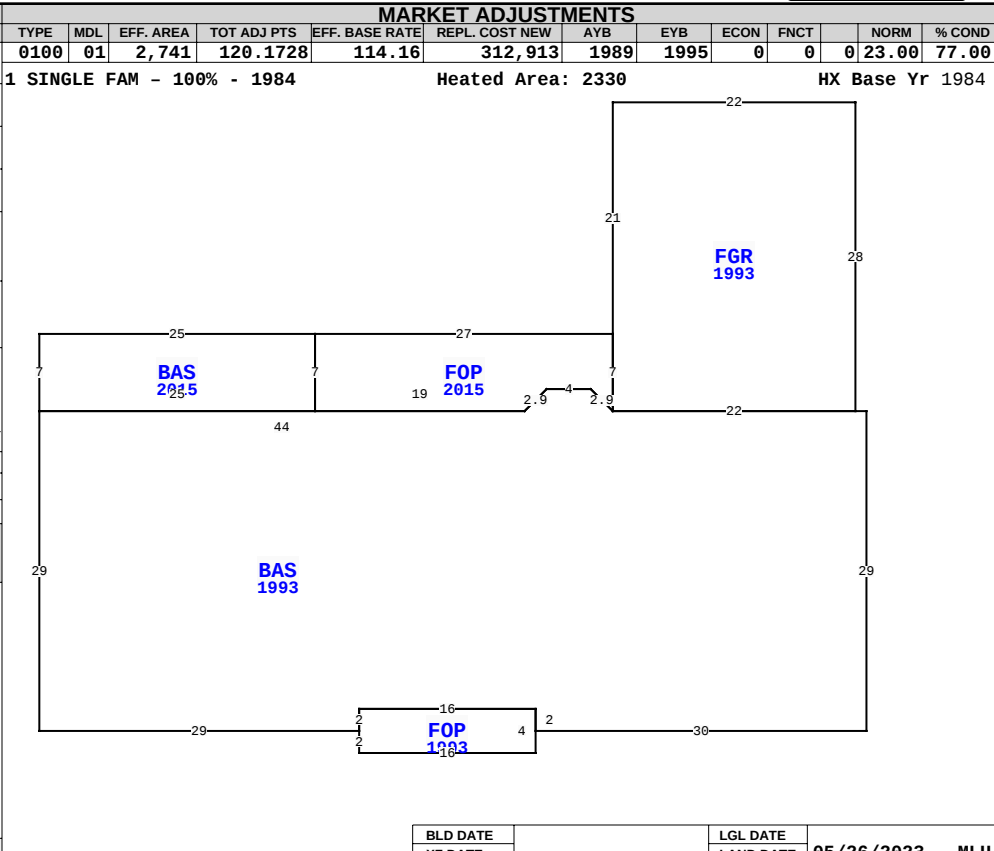
NEIGHBORHOOD/LOC	4004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,155	100	2,155	189,432
BAS	175	100	175	15,383
FGR	616	55	339	29,799
FOP	64	30	19	1,670
FOP	177	30	53	4,659
TOTALS	3,187		2,741	240,943

EXTRA FEATURES				
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L N	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	0510	GARAGE WD-	0	100	16	24	384.00	SF	35.00	35.00	100	1985	1985	3	20	2,688	
2	0681	POLE SHED	0	100	11	24	264.00	SF	15.00	15.00	100	1985	1985	3	20	792	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
4	0810	CONCRETE A	0	100	0	0	312.00	SF	6.50	6.50	100	1998	1998	3	75	1,521	
5	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1998	1998	3	75	1,950	
6	0810	CONCRETE A	0	100	0	0	624.00	SF	6.50	6.50	100	1998	1998	3	75	3,042	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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



940875 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
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TOTAL OB/XF																	
11,313																	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				240,943	
TOTAL MARKET OB/XF VALUE				11,313	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				337,256	
SOH/AGL Deduction				169,436	
ASSESSED VALUE				167,820	
TOTAL EXEMPTION VALUE		HX HB WR VX		60,000	
BASE TAXABLE VALUE				107,820	
TOTAL JUST VALUE				337,256	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				327,669	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B137774	ADDITION	19,703	09/01/2013
6416	XFOB	10,172	04/19/1990
6416	GARAGE	10,172	04/19/1990
3508	NEW CONSTR	38,620	07/01/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2704/1588	3/12/2024	QC	U	I	11
GRANTOR: GRACE WILLIAM R JR					
GRANTEE: GRACE PATRICK M					
0849/1231	9/22/1998	WD	U	V	10
GRANTOR: SHEFFIELD WM F ETAL					
GRANTEE: GRACE WM JR & LINDA					

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1993] W1 FGR=[YR=1993] N28 W22 S21 FOP=[YR=2015] W27																	
BAS=[YR=2015] W25 S7 E25 N7\$ S7 E19 R2 U2 E4 D2 R2 N7 \$																	
S7 E22\$ W22 U2 L2 W4 D2 L2 W44 S29 E29 FOP=[YR=1993] S2																	
E16 N4 W16 S2\$ N2 E16 S2 E30 N29 \$.																	