LOT 2
IN OR 729/108
AMELIA MARSH SUB PB 4/104

HOLT VINCENT W & PEGGY A
2002 RUSSELL ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0080-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

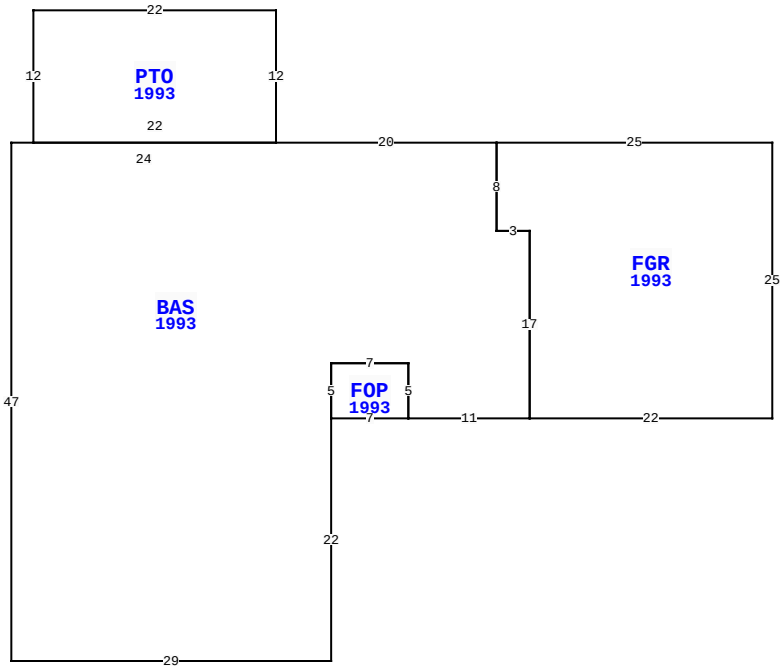
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100	1993	1,754	157,083
FGR	574	55	1993	316	28,300
FOP	35	30	1993	10	896
PTO	264	5	1993	13	1,164
TOTALS	2,627			2,093	187,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	114.4500	114.45	239,544	1985	1995	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 1997 Heated Area: 1754 HX Base Yr 1997



2002 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		187,443
TOTAL MARKET OB/XF VALUE		8,475
TOTAL LAND VALUE - MARKET		235,950
TOTAL MARKET VALUE		431,868
SOH/AGL Deduction		285,464
ASSESSED VALUE		146,404
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,682
TOTAL JUST VALUE		431,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4048	N/A	10,172	04/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0729/0108	5/05/1995	WD	Q	I		87,500
GRANTOR: THRIFT RICHARD & NANC						
GRANTEE: HOLT VINCENT W & PE						
0440/0810	12/01/1984	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W25 BAS=[YR=1993] W20 PTO=[YR=1993] N12 W22 S12 E22 $ W24 S47 E29 N22 FOP=[YR=1993] E7 N5 W7 S5 $ N5 E7 S5 E11 N17 W3 N8 $ S8 E3 S17 E22 N25 $.

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	0510	GARAGE WD-	0	100	28	22	616.00	SF	35.00	35.00	100	1987	1987	3	20	4,312	
2	0812	CONCRETE C	0	100	0	0	1,080.00	SF	4.00	4.00	100	1985	1985	3	44	1,901	
3	0810	CONCRETE A	0	100	0	0	73.00	SF	6.50	6.50	100	1985	1985	3	44	209	
4	0811	CONCRETE B	0	100	0	0	857.00	SF	5.20	5.20	100	1985	1985	3	44	1,961	
5	0810	CONCRETE A	0	100	0	0	32.00	SF	6.50	6.50	100	1985	1985	3	44	92	

LAND DESCRIPTION

TOTAL OB/XF 8,475

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	RES	100		RSF-	2121.00	180.00	121.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	235,950							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 235,950 Market: 0 Agricultural: 0 Common: 235,950 PRINTED 07/30/2025 BY SYS