PT OF LOT 30
OR 2454/636 & PT ABND R/W IN
OR 758/1343

CALAZANS PAULO JR
2424 RUSSELL ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-034A-0030-0050

BUILDING CHARACTERISTICS

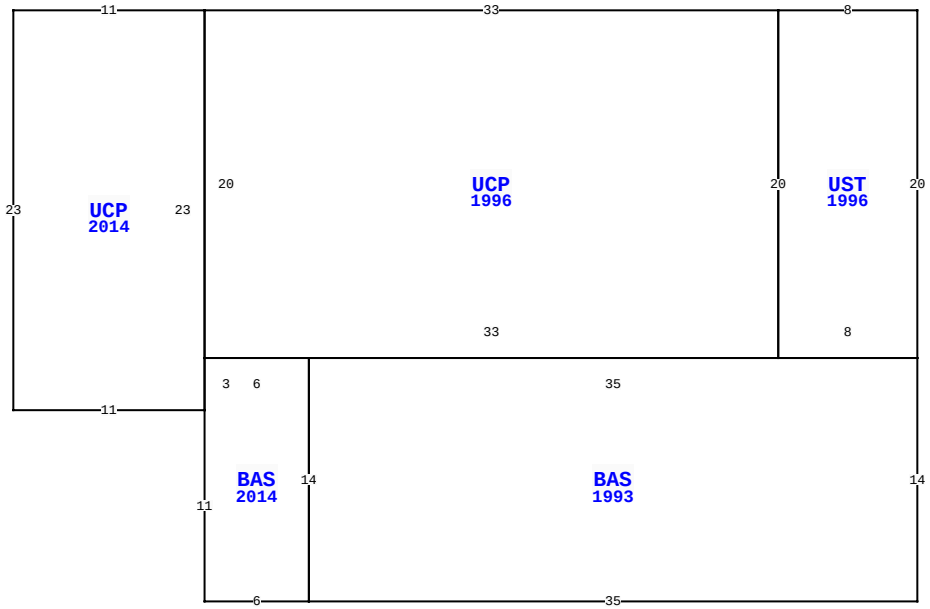
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
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	490	100	1993	490	26,294
BAS	84	100	2014	84	4,508
UCP	660	20	1996	132	7,083
UCP	253	20	2014	51	2,737
UST	160	40	1996	64	3,434
TOTALS	1,647			821	44,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	821	81.2700	69.69	57,215	1993	2000	0	0	0	23.00	77.00

1 SERV SHOP – 0% - 0 Heated Area: 574 HX Base Yr



BLD DATE	11/25/2020	KK	LGL DATE
XF DATE	11/25/2020	KK	LAND DATE 12/12/2024 DC
INC DATE			AG DATE

2356 RUSSELL RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	89,383
TOTAL MARKET OB/XF VALUE	34,499
TOTAL LAND VALUE - MARKET	361,200
TOTAL MARKET VALUE	485,082
SOH/AGL Deduction	0
ASSESSED VALUE	485,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,082
TOTAL JUST VALUE	485,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004808	ADDITION	26,082	06/22/2020
B9603052	XFOB	13,940	10/01/1996
B9602537	REMODEL	4,800	01/01/1996
0679	NEW CONSTR	1,200	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2454/0636	4/20/2021	WD	Q	I	01	440,000
GRANTOR: RECOVERED RESOURCES G						
GRANTEE: CALAZANS PAULO JR						
2207/0303	6/29/2018	WD	Q	I	01	330,000
GRANTOR: MYERS GROUP II LLC						
GRANTEE: RECOVERED RESOURCES						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1996] W8 UCP=[YR=1996] W33 UCP=[YR=2014] W11 S23 E11 BAS=[YR=2014] S11 E6 BAS=[YR=1993] E35 N14 W35 S14$ N14 W6 S3$ N23$ S20 E33 N20$ S20 E8 N20$.

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	0424	CL FNC 6'	0	0	0	0	371.00	LF	20.00	20.00	100	1993	1993	3	29	2,152	
2	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1993	1993	3	29	174	
3	0803	ASPHALT C	0	0	0	0	4,128.00	SF	1.00	1.00	100	1994	1994	3	50	2,064	
4	0810	CONCRETE A	0	0	25	20	500.00	SF	6.50	6.50	100	1993	1993	3	64	2,080	
5	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50	6.50	100	1993	1993	3	64	732	
6	1242	WD DECK A	0	0	0	0	84.00	SF	10.00	10.00	100	2005	2005	3	22	185	
7	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	2000	2000	3	48	216	
8	0680	POLE SHED	0	0	6	5	30.00	SF	10.00	10.00	100	2000	2000	3	27	81	
9	0810	CONCRETE A	0	0	30	16	480.00	SF	6.50	6.50	100	1983	1983	3	38	1,186	
10	0430	CL FNC 6B	0	0	0	0	612.00	LF	9.70	9.70	100	1983	1983	3	20	1,187	

TOTAL OB/XF 10,057

LAND DESCRIPTION

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	002500	C	SRVC SHOPS	0	0006	IW	125.00	268.00	60,200.00	SF		1.00	1.00	1.00	6.00	6.00	361,200							

REVIEW DATE 11/25/2020 BY KK Total Acres: 0.00 Total Land Value: 361,200 Market: 0 Agricultural: 0 Common: 361,200 PRINTED 07/30/2025 BY SYS

PT OF LOT 30
OR 2454/636 & PT ABND R/W IN
OR 758/1343

CALAZANS PAULO JR
2424 RUSSELL ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-034A-0030-0050

BUILDING CHARACTERISTICS

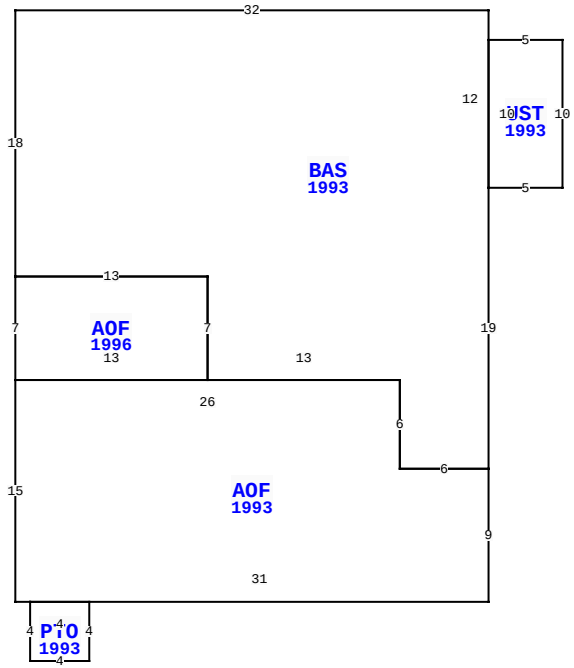
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	444	100	1993	444	15,469
AOF	91	100	1996	91	3,171
BAS	745	100	1993	745	25,956
PTO	16	5	1993	1	35
UST	50	40	1993	20	697
TOTALS	1,346			1,301	45,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	1,301	81.2595	69.68	90,654	1983	1983	0	0	0	50.00	50.00

2 SERV SHOP - 0% - 0 Heated Area: 1280 HX Base Yr



BLD DATE	11/25/2020	KK	LGL DATE
XF DATE	11/25/2020	KK	LAND DATE 12/12/2024 DC
INC DATE			AG DATE

2356 RUSSELL RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	89,383
TOTAL MARKET OB/XF VALUE	34,499
TOTAL LAND VALUE - MARKET	361,200
TOTAL MARKET VALUE	485,082
SOH/AGL Deduction	0
ASSESSED VALUE	485,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,082
TOTAL JUST VALUE	485,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2454/0636	4/20/2021	WD	Q	I	01	440,000
GRANTOR: RECOVERED RESOURCES G						
GRANTEE: CALAZANS PAULO JR						
2207/0303	6/29/2018	WD	Q	I	01	330,000
GRANTOR: MYERS GROUP II LLC						
GRANTEE: RECOVERED RESOURCES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S18 AOF=[YR=1996] S7 AOF=[YR=1993] S15 E1 PTO=[YR=1993] S4 E4 N4 W4$ E31 N9 W6 N6 W26$ E13 N7 W13$ E13 S7 E13 S6 E6 N19 UST=[YR=1993] E5 N10 W5 S10$ N12$.

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
11	0811	CONCRETE B	0	0	32	30	960.00	SF	5.20	5.20	100	1983	1983	3	38	1,897	
12	0810	CONCRETE A	0	0	14	11	154.00	SF	6.50	6.50	100	1983	1983	3	38	380	
13	0681	POLE SHED	0	0	48	40	1,920.00	SF	15.00	15.00	100	1993	1993	3	20	5,760	
14	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	26	156	
15	0097	AWNING CN	0	0	0	0	6.00	SF	65.00	65.00	100	2000	2000	3	40	156	
16	0351	CARPORT MT	0	0	36	30	1,080.00	SF	10.00	10.00	100	2020	2020	3	86	9,288	
17	0855	CONC PAVER	0	0	0	0	992.00	SF	7.00	7.00	100	2020	2020	3	98	6,805	

LAND DESCRIPTION

TOTAL OB/XF 24,442

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

REVIEW DATE 11/25/2020 BY KK Total Acres: 0.00 Total Land Value: 361,200 Market: 0 Agricultural: 0 Common: 361,200 PRINTED 07/30/2025 BY SYS