IN DB 268 PG 22
EX R/W IN OR 673/1973

SPARKMAN PATRICIA
942667 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

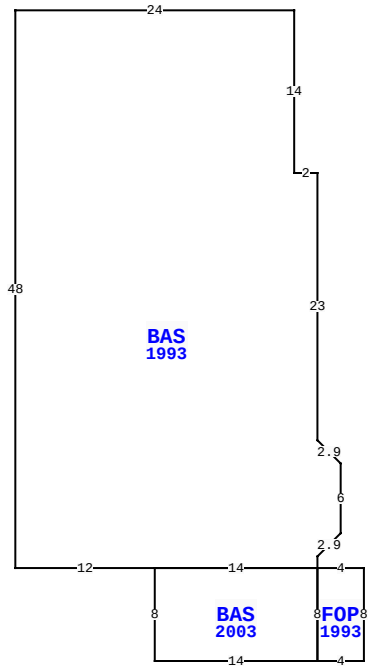
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100	1993	1,236	110,895
BAS	112	100	2003	112	10,049
FOP	32	30	1993	10	898
TOTALS	1,380			1,358	121,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,358	109.7460	109.75	149,040	1955	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 0 Heated Area: 1348 HX Base Yr



942667 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		121,840
TOTAL MARKET OB/XF VALUE		13,347
TOTAL LAND VALUE - MARKET		106,500
TOTAL MARKET VALUE		241,687
SOH/AGL Deduction		176,327
ASSESSED VALUE		65,360
TOTAL EXEMPTION VALUE	HX HB WX	45,360
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		241,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311156	FOUNDATION	3,800	06/02/2003
94 0272	REPAIR/RRF	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0673/1973	1/20/1993	WD	U	V		2,200

GRANTOR: SPARKMAN ANDREW & P
GRANTEE: STATE OF FLORIDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S48 E12 BAS=[YR=2003] S8 E14 FOP=[YR=1993] E4 N8 W4 S8$ N8 W14$ E14 N1 U2 R2 N6 U2 L2 N23 W2 N14$.

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	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1974	1974	3	24	5,990	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
3	0812	CONCRETE C	0	100	0	0	1,720.00	SF	4.00	4.00	100	2003	2003	3	82	5,642	

LAND DESCRIPTION

TOTAL OB/XF 13,347

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-	2125.00	238.00	0.71	AC		1.00	1.00	1.50	100,000.00	150,000.00	106,500							

REVIEW DATE 03/28/2019 BY KW Total Acres: 0.71 Total Land Value: 106,500 Market: 0 Agricultural: 0 Common: 106,500 PRINTED 07/30/2025 BY SYS