PT OF GOVT LOT 3 PAR 3-6
IN OR 869/387 (EX ESMTS PT
OR 510-1112 & PT OR 530/819)

PETERS GEORGE MATTHEW
941946 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0000-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

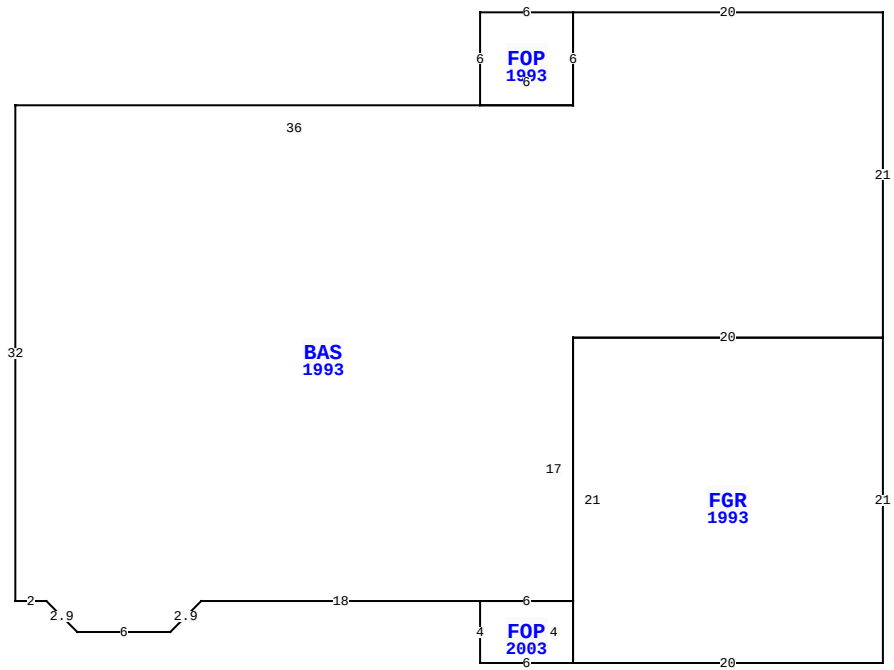
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	1,588	100	1993	1,588	158,469
FGR	420	55	1993	231	23,052
FOP	36	30	1993	11	1,098
FOP	24	30	2003	7	699
TOTALS	2,068			1,837	183,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,837	118.8000	118.80	218,236	1989	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 0% - 0 Heated Area: 1588 HX Base Yr



941946 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	183,318
TOTAL MARKET OB/XF VALUE	2,479
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	285,992
SOH/AGL Deduction	64,426
ASSESSED VALUE	221,566
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,566
TOTAL JUST VALUE	335,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0869/0387	2/24/1999	WD	Q	I	06	19,000
GRANTOR: PETERS RONALD HANSON						
GRANTEE: PETERS RONALD H & G						
0679/0490	4/20/1993	QC	U	I	10	100
GRANTOR: PETERS VICKY						
GRANTEE: PETERS RONALD H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FOP=[YR=1993] W6 S6 E6 N6$ S6 W36 S32 E2 D2 R2 E6 U2 R2 E18 FOP=[YR=2003] S4 E6 FGR=[YR=1993] E20 N21 W20 S21$ N4 W6 $ E6 N17 E20 N21$.

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	0810	CONCRETE A	0	0	18	20	360.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,275	
2	0825	BRICK	0	0	8	4	32.00	SF	12.50	12.50	100	1992	1992	3	87	348	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	
4	1242	WD DECK A	0	0	10	14	140.00	SF	10.00	10.00	100	2000	2000	3	20	280	

LAND DESCRIPTION

TOTAL OB/XF 2,479

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	005000	C	AGRICULTURAL	0		OR	230.00	285.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	390.00	390.00	195							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	100,000.00	100,000.00	50,000							

REVIEW DATE 03/11/2020 BY KWA Total Acres: 1.50 Total Land Value: 100,195 Market: 50,000 Agricultural: 195 Common: 100,000 PRINTED 07/30/2025 BY SYS