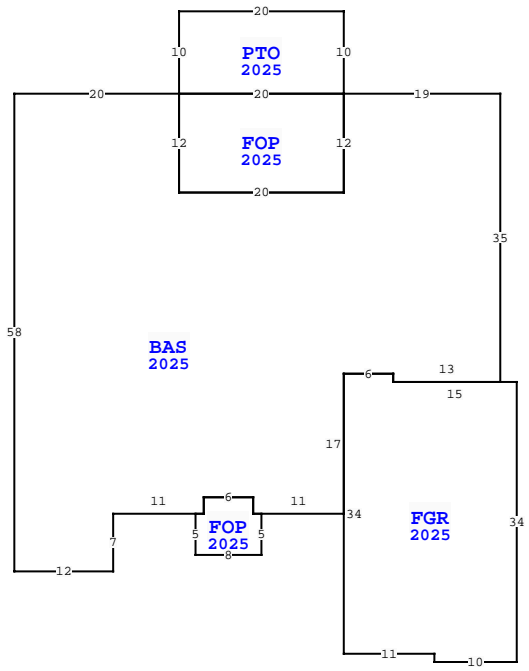




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	13	LVT/LAMMT	70	
Interior Floo	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		1	100	
Quality	03	Quality Level 03		
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
BAS	2,531	100	2025	2,531
FGR	709	55	2025	390
FOP	52	30	2025	16
FOP	240	30	2025	72
PTO	200	5	2025	10
TOTALS	3,732			3,019

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 0%	- 2025									
Heated Area: 2531					HX Base Yr							



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				493,244
TOTAL MARKET OB/XF VALUE				12,402
TOTAL LAND VALUE - MARKET				125,000
TOTAL MARKET VALUE				630,646
SOH/AGL Deduction				0
ASSESSED VALUE				630,646
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				630,646
TOTAL JUST VALUE				630,646
NCON VALUE				505,646
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012976	NSFR (T)3539 (H)2	477,984	11/19/2024
23001580	NEW CONSTR	477,984	02/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/1450	4/14/2025	WD Q	Q	I	01	649,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: HARTE MICHELE						
2617/0672	1/31/2023	WD Q	Q	V	01	150,000
GRANTOR: HS LAND VENTURES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

EXTRA FEATURES															
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	0811	CONCRETE B	0	0	0	0		5.20	100	2025	2024		100	12,402	

941874 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=10,10] E20 S12 E20 N12 E19 S35 W13 N1 W6 S17 W11 N2 W6 S2 W11 S7 W12 N58 \$											
FGR=[YR=2025;ORIG=71,45] W15 N1 W6 S34 E11 S1 E10 N34 \$											
FOP=[YR=2025;ORIG=30,10] E20 S12 W20 N12 \$											
PTO=[YR=2025;ORIG=30,10] E20 N10 W20 S10 \$											
FOP=[YR=2025;ORIG=32,61] E1 N2 E6 S2 E1 S5 W8 N5 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							