LOT 2
WOOD BRIDGE EST OR 2597/1994

DICKMAN WILLIAM R/HODGDON-DICKMAN PATRICIA S
7939 VERMONT ROUTE 100
PLYMOUTH, VT 05056

2025

29-2N-28-0333-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	03	Quality Level 03

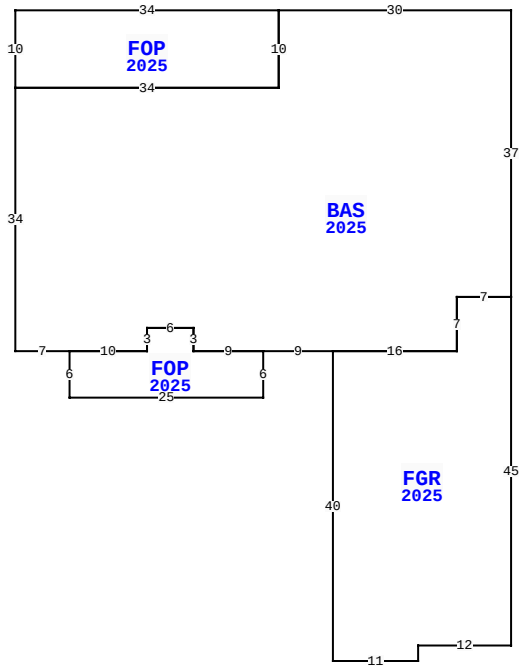
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,409	100	2025	2,409	407,241
FGR	945	55	2025	520	87,906
FOP	168	30	2025	50	8,453
FOP	340	30	2025	102	17,243
TOTALS	3,862			3,081	520,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,081	106.9960	169.05	520,843	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2409 HX Base Yr



941866 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	520,843
TOTAL MARKET OB/XF VALUE	12,376
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	658,219
SOH/AGL Deduction	0
ASSESSED VALUE	658,219
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	658,219
TOTAL JUST VALUE	658,219
NCON VALUE	533,219
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013910	NSFR (T)3903 (H)2	481,258	12/17/2024
23001578	NEW CONSTR	481,258	02/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2785/1925	4/30/2025	WD	Q	I	01	675,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: DICKMAN WILLIAM R						
2617/0623	1/31/2023	WD	Q	V	01	150,000
GRANTOR: HS LAND VENTURES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,20] E34 N10 E30 S37 W7 S7 W16 W9 W9 N3 W6 S3 W10 W7 N34 $
FGR=[YR=2025;ORIG=51,54] E16 N7 E7 S45 W12 S2 W11 N40 $
FOP=[YR=2025;ORIG=44,10] W34 S10 E34 N10 $
FOP=[YR=2025;ORIG=17,54] E10 N3 E6 S3 E9 S6 W25 N6 $
.

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	0811	CONCRETE B	0	0	0	0	2,380.00	SF	5.20	5.20	100	2025	2024		100	12,376	

LAND DESCRIPTION

TOTAL OB/XF 12,376

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/07/2025 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS