LOT 4
WOOD BRIDGE EST OR 2597/1994

MALDONADO MIGUEL & KAREN REVOCABLE TRUST/MALDONADO
941850 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0333-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

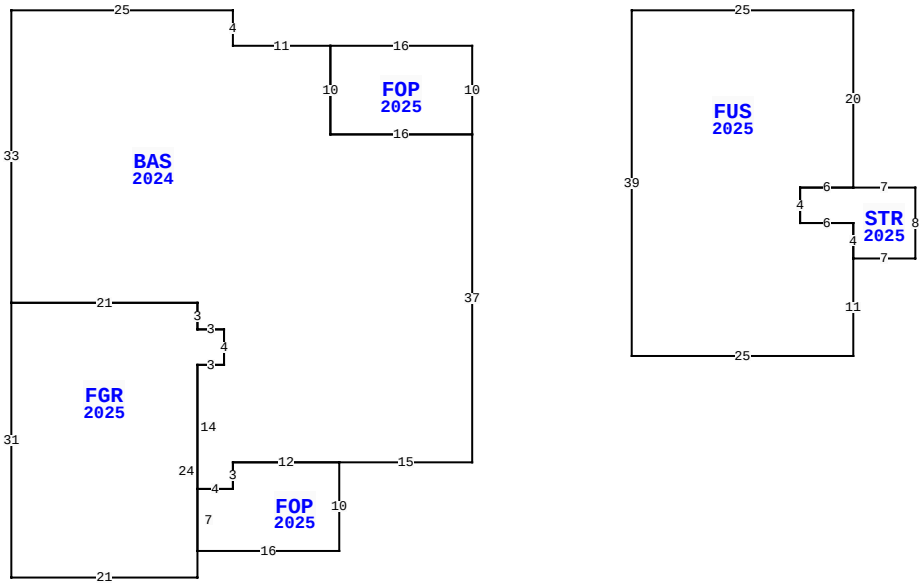
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	02	Quality Level 02
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	2,006	100	2024	2,006	327,700
FGR	663	55	2025	365	59,626
FOP	148	30	2025	44	7,188
FOP	160	30	2025	48	7,841
FUS	951	100	2025	951	155,355
STR	80	10	2025	8	1,307
TOTALS	4,008			3,422	559,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,422	103.3942	163.36	559,018	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2957 HX Base Yr



941850 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	559,018
TOTAL MARKET OB/XF VALUE	10,972
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	694,990
SOH/AGL Deduction	0
ASSESSED VALUE	694,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	694,990
TOTAL JUST VALUE	694,990
NCON VALUE	569,990
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013807	NSFR (T)3921(H)29	548,961	12/13/2024
B230008974	H2959	548,961	07/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2776/204	3/14/2025	WD	Q	I	01	730,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MALDONADO MIGUEL &						
2776/202	3/14/2025	WD	U	I	30	410,200
GRANTOR: W R HOWELL COMPANY						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E25 S4 E11 S10 E16 S37 W15 W12 S3 W4 N14 E3 N4 W3 N3 W21 N33 $
FUS=[YR=2025;ORIG=80,10] E25 S20 W6 S4 E6 S4 S11 W25 N39 $
FGR=[YR=2025;ORIG=10,43] E21 S3 E3 S4 W3 S24 W21 N31 $
FOP=[YR=2025;ORIG=46,14] E16 S10 W16 N10 $
FOP=[YR=2025;ORIG=35,61] E12 S10 W16 N7 E4 N3 $
STR=[YR=2025;ORIG=99,30] E6 E7 S8 W7 N4 W6 N4 $
.

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	2,110.00	SF	5.20	5.20	100	2025	2024		100	10,972	

LAND DESCRIPTION

TOTAL OB/XF 10,972

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