LOT 3
IN OR 1948/806
SUB OF GOVT LOT 2 UNR

MIMMS KENNETH & PHYLLIS
942063 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

29-2N-28-4950-0003-0000

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 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

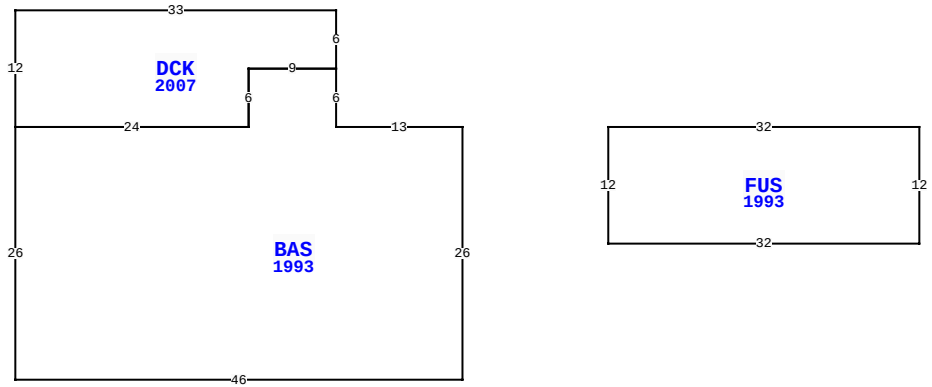
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1993	1,250	137,770
DCK	342	10	2007	34	3,747
FUS	384	100	1993	384	42,323
TOTALS	1,976			1,668	183,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	124.8900	124.89	208,317	1981	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 0% - 0 Heated Area: 1634 HX Base Yr



942063 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	02/05/2008	RK	LGL DATE	
XF DATE	02/05/2008	RK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	183,840
TOTAL MARKET OB/XF VALUE	11,991
TOTAL LAND VALUE - MARKET	113,400
TOTAL MARKET VALUE	309,231
SOH/AGL Deduction	75,843
ASSESSED VALUE	233,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,388
TOTAL JUST VALUE	309,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801089	NEW EXTR DOOR	640	02/01/2018
B18707	REMODEL	2,600	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1948/0806	11/10/2014	QC	U	I	11	69,500
GRANTOR: MIMMS KENNETH						
GRANTEE: MIMMS KENNETH & PHY						
1890/1324	11/25/2013	QC	U	I	11	149,000
GRANTOR: SLOVER JAMES						
GRANTEE: MIMMS KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N6 DCK=[YR=2007] N6 W33 S12E24 N6E9$W9 S6 W24 S26 E46 N26$PTR=E15 FUS=[YR=1993] E32 S12 W32 N12$ W15$.

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	0803	ASPHALT C	0	0	0	0	1,913.00	SF	2.00	2.00	100	1985	1985	3	50	1,913	
2	0810	CONCRETE A	0	0	0	0	234.00	SF	6.50	6.50	100	2007	2007	3	87	1,323	
3	0812	CONCRETE C	0	0	0	0	2,432.00	SF	4.00	4.00	100	2010	2010	3	90	8,755	

LAND DESCRIPTION

TOTAL OB/XF 11,991

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		OR	0.00	0.00	1.26	AC		1.00	1.00	0.90	100,000.00	90,000.00	113,400							

REVIEW DATE 03/28/2019 BY KWA Total Acres: 1.26 Total Land Value: 113,400 Market: 0 Agricultural: 0 Common: 113,400 PRINTED 07/30/2025 BY SYS