PT SEC 31-2N-28E
IN OR 1992/121
1990 EAGL DW

DAVIS WARREN LEE & LORI BETH
85026 GRASSHOPPER LN
FERNANDINA BEACH, FL 32034

2025

31-2N-28-0000-0003-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

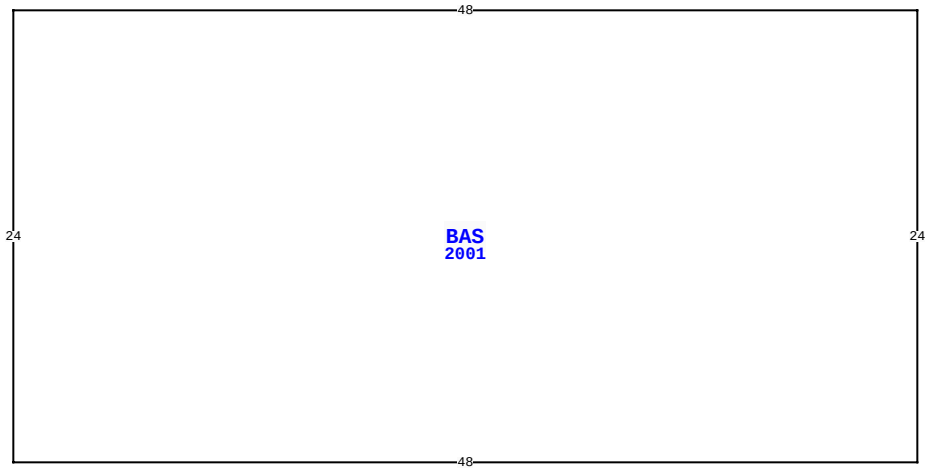
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2001	1,152	37,225
TOTALS	1,152			1,152	37,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	134.6400	107.71	124,082	1990	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1152 HX Base Yr 2017



85026 GRASSHOPPER LN, 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		50,282
TOTAL MARKET OB/XF VALUE		240
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		176,522
SOH/AGL Deduction		99,619
ASSESSED VALUE		76,903
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,181
TOTAL JUST VALUE		176,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707066	GARAGE	27,552	11/01/2017
MH013568	MH MOVE-ON	0	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1992/0121	7/09/2015	QC	U	I	11	100
GRANTOR: DRESSLER JEFFREY W						
GRANTEE: DAVIS WARREN LEE &						
1630/0108	6/26/2009	WD	Q	I	01	70,000
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: DRESSELER JEFFREY W						

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	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2003	2003	3	20	240	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S24 E48 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 240

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	100		OR	0.00	0.00	2.10	AC		1.00	1.00	0.60	100,000.00	60,000.00	126,000							

REVIEW DATE 04/17/2024 BY NWA Total Acres: 2.10 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/30/2025 BY SYS

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1990 EAGL DW

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

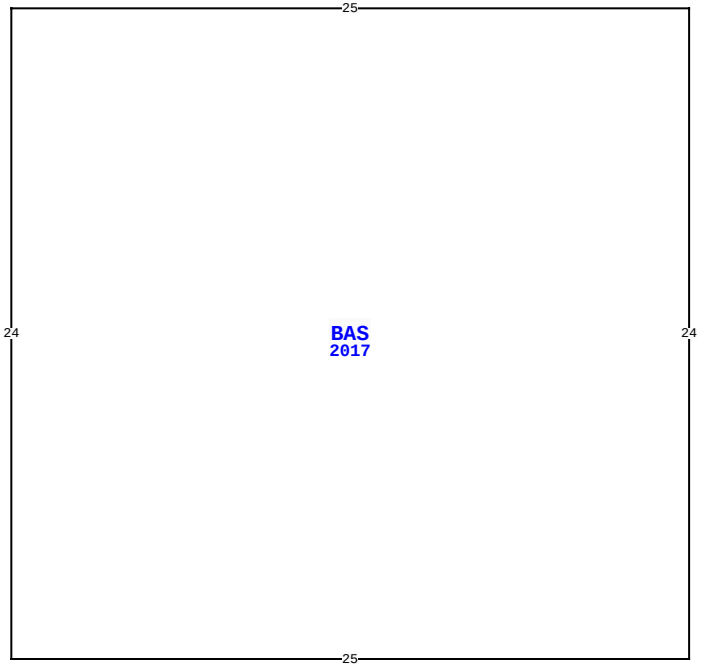
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2017	600	13,057
TOTALS	600			600	13,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2017 Heated Area: 600 HX Base Yr 2017



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GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: DRESSELER JEFFREY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 S24 E25 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/17/2024 BY NWA Total Acres: 2.10 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/30/2025 BY SYS