PT OF GOVT LOT 2
EX R/W IN OR 798/279
IN OR 766/1109

O'CONNER JAMES S & SANDIE G
941549 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

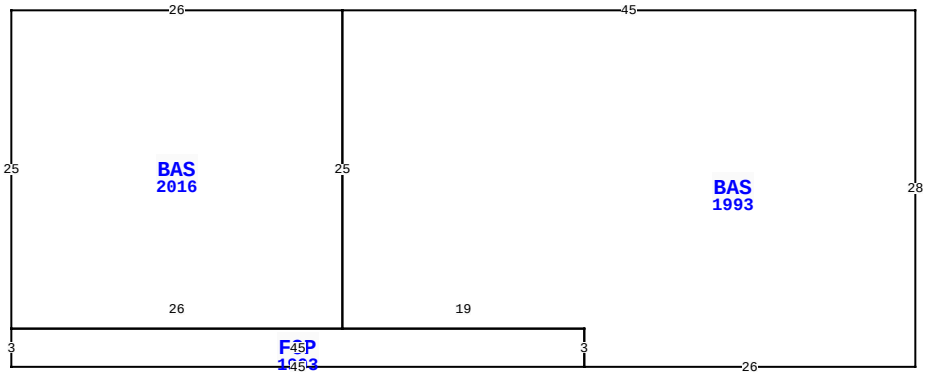
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,203	100	1993	1,203	131,268
BAS	650	100	2016	650	70,927
FOP	135	30	1993	40	4,365
TOTALS	1,988			1,893	206,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,893	100.8126	133.07	251,902	1979	1995	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 1997 Heated Area: 1853 HX Base Yr 1997



941549 OLD NASSAUVILLE RD, 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		206,560
TOTAL MARKET OB/XF VALUE		30,163
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		336,723
SOH/AGL Deduction		166,752
ASSESSED VALUE		169,971
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,249
TOTAL JUST VALUE		336,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110426	REPAIR/RRF	8,000	09/01/2021
B1531526	FGR TO BASE	43,465	12/08/2015
B0310836	XFOB	33,000	01/01/2003
963137	REMODEL	6,902	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0766/1109	7/26/1996	WD	Q	I	05	46,300
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: O'CONNER JAMES & SA						
0747/1765	1/05/1996	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 BAS=[YR=2016] W26 S25 FOP=[YR=1993] S3 E45 N3 W45$ E26 N25 $ S25 E19 S3 E26 N28$.

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	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	1980	1980	3	30	312	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0811	CONCRETE B	0	100	0	0	594.00	SF	5.20	5.20	100	1997	1997	3	72	2,224	
4	0510	GARAGE WD-	0	100	40	45	1,800.00	SF	35.00	35.00	100	2003	2003	3	30	18,900	
5	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	2003	2003	3	82	2,665	
6	1242	WD DECK A	0	100	0	0	845.00	SF	6.00	6.00	100	2017	2017	3	74	3,752	

LAND DESCRIPTION

TOTAL OB/XF 30,163

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/17/2019 BY KWX Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS