IN OR 2623/1230
EX R/W OR 675/119

INCE LLC
1997 SADDLER ROAD UNIT 16806
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0019-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

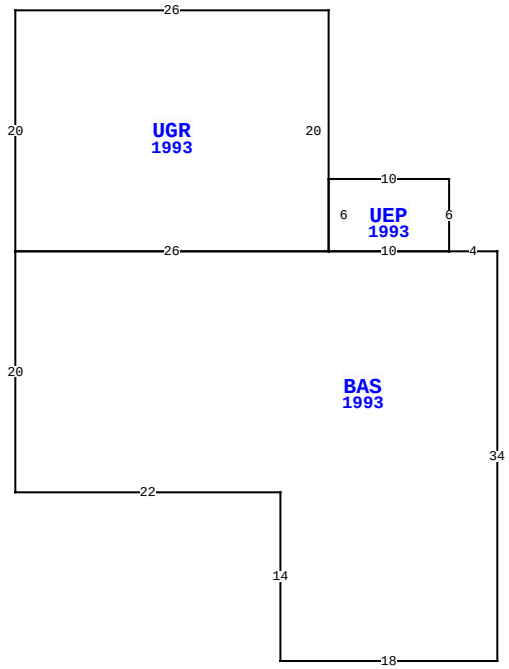
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,052	100	1993	1,052	83,709
UEP	60	60	1993	36	2,864
UGR	520	45	1993	234	18,620
TOTALS	1,632			1,322	105,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	98.6960	98.70	130,481	1956	1980	0	0	0	19.38	80.62

1 SINGLE FAM – 0% - 2024 Heated Area: 1052 HX Base Yr



941395 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	105,194
TOTAL MARKET OB/XF VALUE	256
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	190,450
SOH/AGL Deduction	9,672
ASSESSED VALUE	180,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,778
TOTAL JUST VALUE	190,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801741	REPAIR/RRF	2,000	02/01/2018
8178	REPAIR/RRF	1,000	06/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2623/1230	1/18/2023	WD	Q	I	01	200,000
GRANTOR: COOK JOSHUA A & AMY J						
GRANTEE: INCE LLC						
2048/0126	5/24/2016	WD	Q	I	01	65,300
GRANTOR: HAYMAN HEATHER ET AL						
GRANTEE: COOK JOSHUA A & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UEP=[YR=1993] N6 W10 S6 E10$ W10
UGR=[YR=1993] N20 W26 S20 E26 $ W26 S20 E22 S14 E18 N34 $.

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	0	16	8	128.00	SF	10.00	10.00	100	1993	1993	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 256

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	0004	OR	0.00	0.00	0.85	AC		1.00	1.00	1.00	100,000.00	100,000.00	85,000							

REVIEW DATE 02/24/2022 BY KWA Total Acres: 0.85 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS