



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

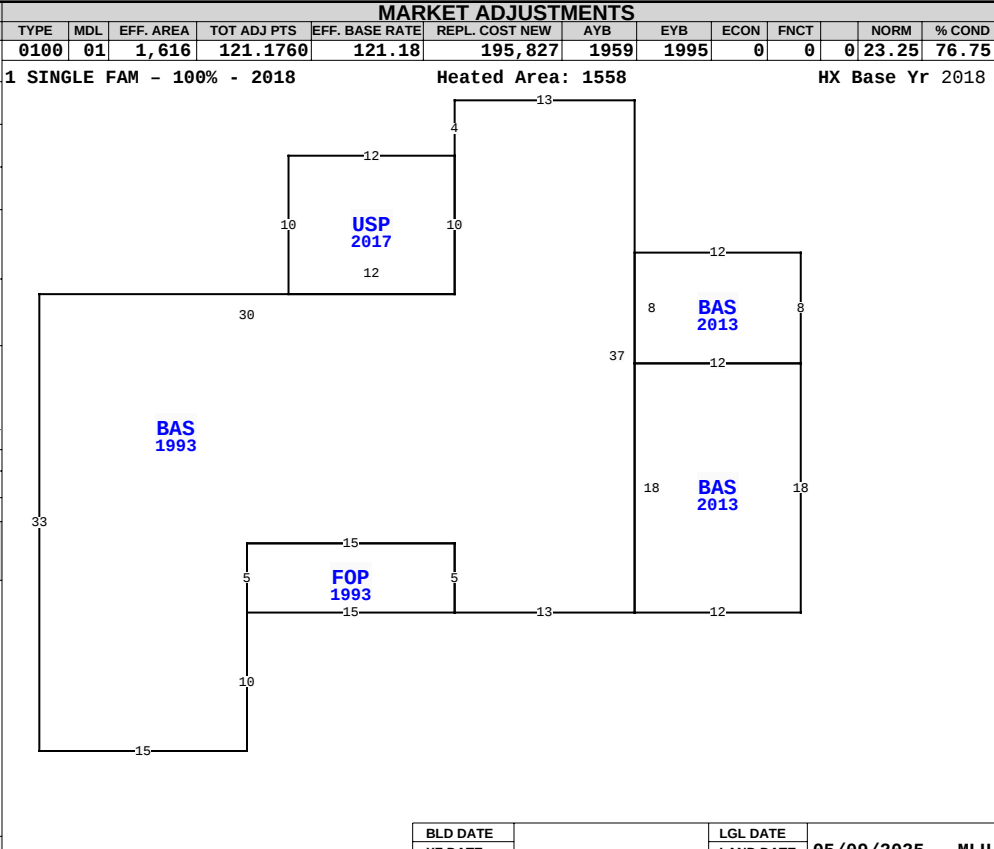
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,246	100	1993	1,246	115,885
BAS	96	100	2013	96	8,928
BAS	216	100	2013	216	20,089
FOP	75	30	1993	22	2,046
USP	120	30	2017	36	3,348
TOTALS	1,753			1,616	150,297

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0861	POOL GUNIT	0 100	33	16	528.00	SF	85.00	85.00	100	1995
2	0845	KOOL DECK	0 100	0	0	668.00	SF	7.25	7.25	100	1995
3	0940	SHEDS/PORT	0 100	24	18	432.00	SF	22.50	22.50	100	1970

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	0.76	AC	



941381 OLD NASSAUVILLE RD, FERNANDINA BEACH											
05/09/2025 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						150,297					
TOTAL MARKET OB/XF VALUE						14,213					
TOTAL LAND VALUE - MARKET						76,000					
TOTAL MARKET VALUE						240,510					
SOH/AGL Deduction						97,877					
ASSESSED VALUE						142,633					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						91,911					
TOTAL JUST VALUE						240,510					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						215,431					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 2601	NEW CONSTR	0	07/16/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2730/720	7/16/2024	QC	U	I	11	65,300			
GRANTOR: SUGGS ADAM DANIEL									
GRANTEE: SUGGS HEIDI ELIZABE									
2123/0567	5/25/2017	WD	Q	I	02	152,900			
GRANTOR: MCCAFFREY SEAN M									
GRANTEE: SUGGS ADAM DANIEL &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 S4 USP=[YR=2017] W12 S10 E12 N10\$ S10 W30 S33 E15 N10 FOP=[YR=1993] E15 N5 W15 S5 \$ N5 E15 S5 E13 BAS=[YR=2013] E12 N18 BAS=[YR=2013] N8 W12 S8 E12 \$ W12 S18 \$ N37 \$.											