PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 931/129

SAVAGE BRENDA S
941362 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

**2025**

**32-2N-28-0000-0022-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 11 | CLAY TILE 100 |
| 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 | 03 | Quality Level 03 |

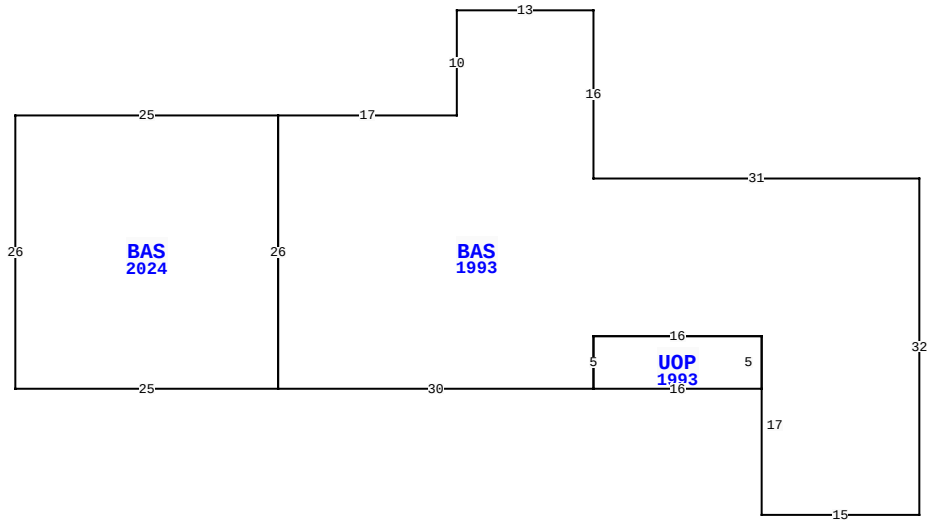
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,630 | 100 | 1993 | 1,630 | 141,250 |
| BAS | 650 | 100 | 2024 | 650 | 56,327 |
| UOP | 80 | 20 | 1993 | 16 | 1,387 |
| TOTALS | 2,360 | | | 2,296 | 198,963 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,296 | 132.3000 | 132.30 | 303,761 | 1959 | 1975 | 0 | 0 | 0 | 34.50 | 65.50 |

1 SINGLE FAM – 100% - 2009 Heated Area: 2280 HX Base Yr 2009




941362 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 | | 198,963 |
| TOTAL MARKET OB/XF VALUE | | 3,190 |
| TOTAL LAND VALUE - MARKET | | 205,000 |
| TOTAL MARKET VALUE | | 407,153 |
| SOH/AGL Deduction | | 254,804 |
| ASSESSED VALUE | | 152,349 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 105,722 |
| BASE TAXABLE VALUE | | 46,627 |
| TOTAL JUST VALUE | | 407,153 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 347,454 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 991659 | REPAIR/RRF | 1,000 | 04/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0931/0129 | 5/04/2000 | WD | U | I | 07 | 100 |
| GRANTOR: ALVAREZ CHARLES C & L | | | | | | |
| GRANTEE: SAVAGE JAMES & BREN | | | | | | |
| 0921/1339 | 2/28/2000 | WD | Q | I | | 85,500 |
| GRANTOR: ALVAREZ CHARLES C & L | | | | | | |
| GRANTEE: SAVAGE JAMES & BREN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W31 N16 W13 S10 W17 S26 E30 N5 E16 S17 E15 N32 $
BAS=[YR=2024;ORIG=-61,-6] W25 S26 E25 N26 $
UOP=[YR=1993;ORIG=-31,20] E16 N5 W16 S5 $
.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 12 | 240.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 1,440 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 36 | 12 | 432.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 27 | 1,750 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,190

| 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 | 2.05 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 205,000 | | | | | | | |

REVIEW DATE 01/17/2024 BY NWA Total Acres: 2.05 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/30/2025 BY SYS