

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 247/398
(EX R/W IN OR 676/825 & ESMT

NASSAUVILLE VOLUNTEER FIRE DEPT INC
941328 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0023-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	10 100
Frame	03 MASONRY 100
Story Height	30 100
RMS	7 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	7700 CLUBS/LODGES/HALLS

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,360	100	1997	1,360	164,179
AOF	540	100	2013	540	65,188
BAS	2,700	100	1997	2,700	325,942
FOP	64	30	1997	19	2,294
STR	63	10	2013	6	724

TOTALS	4,727			4,625	558,327
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0002	EL ROLL DR	0	0	12	12	5.00	UT	900.00	900.00	
2	0003	ASPHALT C	0	0	0	0	4,000.00	SF	2.00	2.00	
3	0003	ASPHALT C	0	0	0	0	1,440.00	SF	2.00	2.00	
4	0010	CONCRETE A	0	0	0	0	520.00	SF	6.50	6.50	
5	0078	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	
6	0071	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	
7	0010	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	
8	0351	CARPORT MT	0	0	35	18	630.00	SF	5.90	5.90	
9	0040	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	
10	0081	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	007700	C	CLUB	0	0006	OR	0.00	0.00	1.61	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7101	04	4,625	89.3214	139.56	645,465	1997	1997	0	0	13.50	86.50
1 CHURCH - 0% - 0											
Heated Area: 4600 HX Base Yr											
BLD DATE 12/10/2021 KK LGL DATE 12/10/2021 KK											
941328 OLD NASSAUVILLE RD, FERNANDINA BEACH, FL 32034											

TOTAL OB/IF											
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0002	EL ROLL DR	0	0	12	12	5.00	UT	900.00	900.00	
2	0003	ASPHALT C	0	0	0	0	4,000.00	SF	2.00	2.00	
3	0003	ASPHALT C	0	0	0	0	1,440.00	SF	2.00	2.00	
4	0010	CONCRETE A	0	0	0	0	520.00	SF	6.50	6.50	
5	0078	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	
6	0071	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	
7	0010	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	
8	0351	CARPORT MT	0	0	35	18	630.00	SF	5.90	5.90	
9	0040	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	
10	0081	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	

TOTAL OB/IF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	007700	C	CLUB	0	0006	OR	0.00	0.00	1.61	AC	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 2											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 558,327											
TOTAL MARKET OB/IF VALUE 24,163											
TOTAL LAND VALUE - MARKET 80,500											
TOTAL MARKET VALUE 662,990											
SOH/AGL Deduction 268,130											
ASSESSED VALUE 394,860											
TOTAL EXEMPTION VALUE 10 394,860											
BASE TAXABLE VALUE 0											
TOTAL JUST VALUE 662,990											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 668,166											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011817	REPAIR/RRF	1,700	09/07/2021
972004	ADDITION	0	01/01/1997
963384	ADDITION	7,800	10/01/1996
R93-069	REPAIR/RRF	500	05/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0676/0825	3/04/1993	WD	U	V		1,700	
GRANTOR: NASSAUVILLE FIRE DPT							
GRANTEE: STATE OF FLORIDA							
0247/0398	10/01/1977	WD	U	V		1,600	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
AOF=[YR=2013] W30 BAS=[YR=1997] W30 S54 E60 N36 W30 N18\$ S18 E30 N18\$ PTR= E15 AOF=[YR=1997] E40 S34 W16 FOP=[YR=1997] S8 W8 STR=[YR=2013] W21 N3 E21 S3\$ N8 E8\$ W24 N34\$ W15\$.											

NASSAUVILLE VOLUNTEER FIRE DEPT INC
941328 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

32-2N-28-0000-0023-0000

[illegible]