PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 738/1633 &
OR 758/836

NALL RENA S
PO BOX 15969
FERNANDINA BEACH, FL 32035-3117

2025

34-2N-28-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 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	05	Quality Level 05

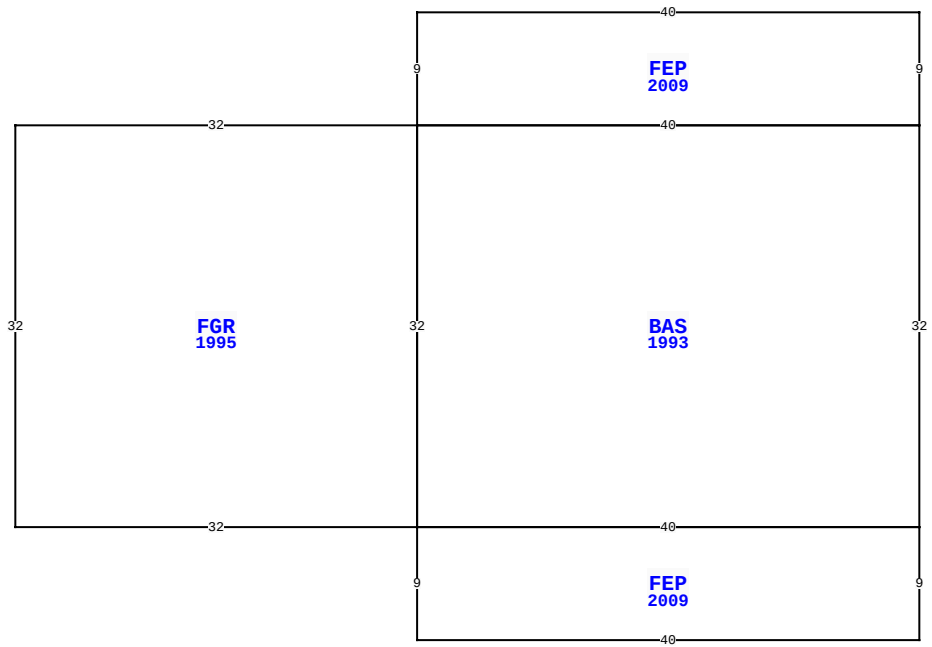
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	103,483
FEP	360	80	2009	288	23,284
FEP	360	80	2009	288	23,284
FGR	1,024	55	1995	563	45,516
TOTALS	3,024			2,419	195,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,419	114.2680	114.27	276,419	1980	1985	0	0	0	29.25	70.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1280 HX Base Yr 1996



941222 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		195,566
TOTAL MARKET OB/XF VALUE		13,340
TOTAL LAND VALUE - MARKET		179,100
TOTAL MARKET VALUE		388,006
SOH/AGL Deduction		225,206
ASSESSED VALUE		162,800
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		107,078
TOTAL JUST VALUE		388,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974464	XFOB	5,544	11/01/1997
95-02245	GARAGE	17,408	09/01/1995
4124	NEW CONSTR	45,800	05/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0738/1633	9/08/1995	WD	Q	I		84,900
GRANTOR: CARTER LEONARD & YVON						
GRANTEE: NALL JOHNNY S & REN						
0666/1076	9/11/1992	WD	Q	I	01	100
GRANTOR: FORSTER B & CARTER K						
GRANTEE: CARTER LEONARD						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2009] W40 S9 FGR=[YR=1995] W32 S32 E32 FEP=[YR=2009] S9 E40 N9 BAS=[YR=1993] N32 W40 S32 E40$ W40$ N32$ E40 N9$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0350	CARPORT WD	0	100	22	28	616.00	SF	13.00	13.00	100	1997	1997	3	20	1,602	
3	0812	CONCRETE C	0	100	0	0	3,141.00	SF	4.00	4.00	100	1997	1997	3	72	9,046	
4	0681	POLE SHED	0	100	10	32	320.00	SF	15.00	15.00	100	1997	1997	3	24	1,152	

LAND DESCRIPTION

TOTAL OB/XF 13,340

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	0004	RSF-1	0.00	0.00	1.99	AC		1.00	1.00	0.90	100,000.00	90,000.00	179,100							

REVIEW DATE 07/09/2020 BY KWA Total Acres: 1.99 Total Land Value: 179,100 Market: 0 Agricultural: 0 Common: 179,100 PRINTED 07/30/2025 BY SYS