PT OF SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2130/637

MAHONEY JAMES & ERIN K
941146 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2025

34-2N-28-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

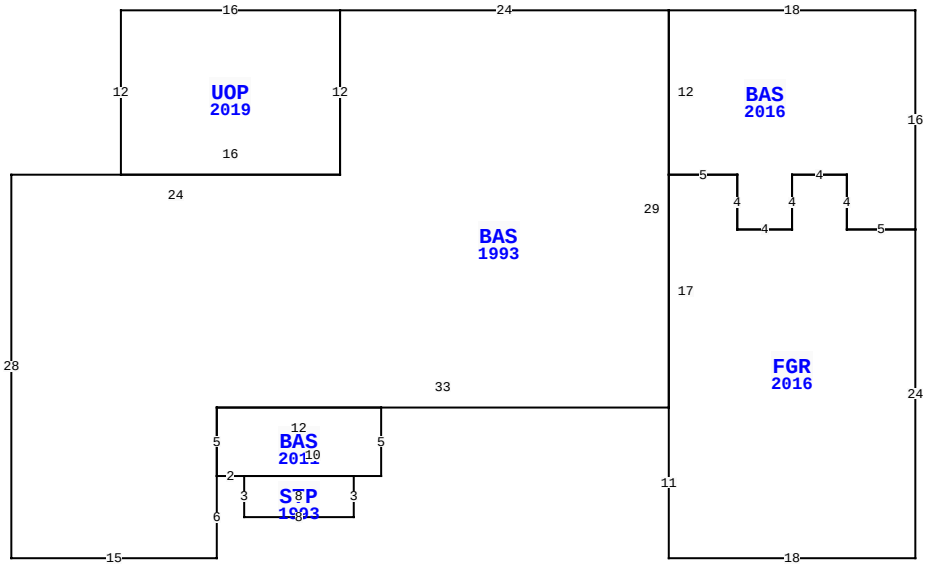
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,269	100	1993	1,269	171,851
BAS	60	100	2011	60	8,126
BAS	252	100	2016	252	34,126
FGR	468	55	2016	257	34,804
STP	24	10	1993	2	271
UOP	192	20	2019	38	5,146
TOTALS	2,265			1,878	254,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,878	114.6306	151.31	284,160	1970	2010	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2020 Heated Area: 1581 HX Base Yr 2020



941146 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		289,770
TOTAL MARKET OB/XF VALUE		1,123
TOTAL LAND VALUE - MARKET		117,700
TOTAL MARKET VALUE		408,593
SOH/AGL Deduction		171,614
ASSESSED VALUE		236,979
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		181,257
TOTAL JUST VALUE		408,593
NCON VALUE		35,447
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010284	30X50(GARAGE) ON	115,545	09/06/2024
M1706592	H/AC	0	10/01/2017
5365	REPAIR/RRF	1,600	12/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2130/0637	6/28/2017	WD	Q	I	01	200,000
GRANTOR: PMR LLC						
GRANTEE: MAHONEY JAMES & ERI						
2022/1235	1/06/2016	SW	U	I	12	75,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: PMR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=2019] W16 S12 E16 N12$ S12 W24 S28 E15 N6 BAS=[YR=2011] E2STP=[YR=1993] S3 E8 N3 W8$ E10 N5 W12S5$ N5 E33 FGR=[YR=2016] S11 E18 N24 BAS=[YR=2016] N16 W18 S12 E5 S4 E4 N4 E4 S4 E5$ W5 N4 W4 S4 W4 N4 W5 S17$ N29$.

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	0810	CONCRETE A	0	100	32	18	576.00	SF	6.50	6.50	100	1980	1980	3	30	1,123	

LAND DESCRIPTION

TOTAL OB/XF 1,123

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		RSF-	1106.00	191.00	1.07	AC		1.00	1.00	1.10	100,000.00	110,000.00	117,700							

REVIEW DATE 01/30/2025 BY NWA Total Acres: 1.07 Total Land Value: 117,700 Market: 0 Agricultural: 0 Common: 117,700 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

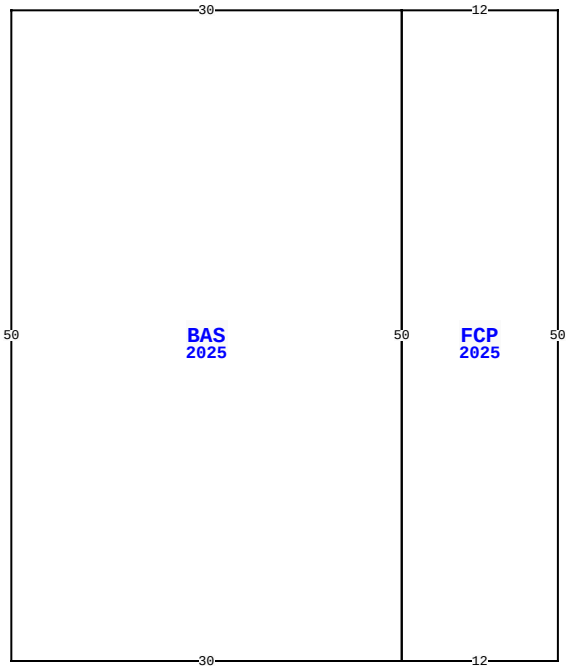
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2025	1,500	32,225
FCP	600	25	2025	150	3,222
TOTALS	2,100			1,650	35,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,650	58.6500	21.70	35,805	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1500 HX Base Yr 2020



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GRANTOR: PMR LLC						
GRANTEE: MAHONEY JAMES & ERI						
2022/1235	1/06/2016	SW	U	I	12	75,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: PMR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,-10] E30 S50 W30 N50 $
FCP=[YR=2025;ORIG=80,-10] E12 S50 W12 N50 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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