PT GOVT LOT 1 OF SEC 34-2N-28E
IN OR 2755/287
SUB OF GOVT LOT 1 OF

BARNARD ALEXANDER THOMAS
941098 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

34-2N-28-4960-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

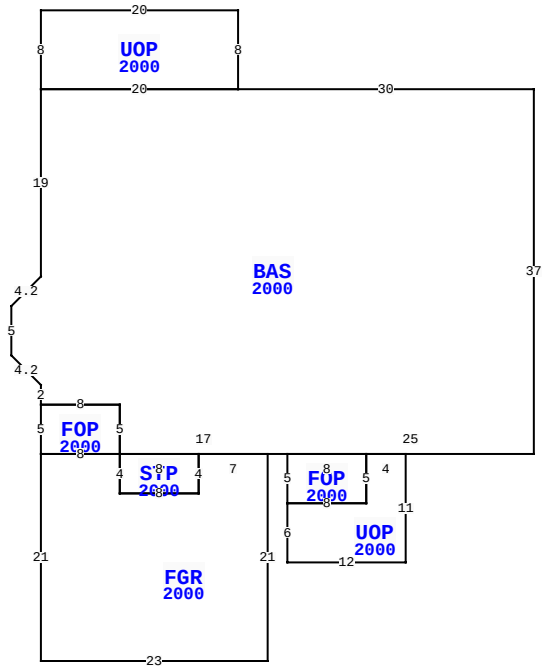
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,834	100	2000	1,834	242,258
FGR	451	55	2000	248	32,759
FOP	40	30	2000	12	1,585
FOP	40	30	2000	12	1,585
STP	32	10	2000	3	396
UOP	92	20	2000	18	2,377
UOP	160	20	2000	32	4,227
TOTALS	2,649			2,159	285,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,159	113.3958	149.68	323,159	2000	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2025 Heated Area: 1834 HX Base Yr 2025



941098 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		285,188
TOTAL MARKET OB/XF VALUE		18,877
TOTAL LAND VALUE - MARKET		101,250
TOTAL MARKET VALUE		405,315
SOH/AGL Deduction		115,879
ASSESSED VALUE		289,436
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,714
TOTAL JUST VALUE		405,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/287	12/05/2024	WD	Q	I	01	435,000
GRANTOR: BAINUM CECIL E						
GRANTEE: BARNARD ALEXANDER T						
1304/1736	3/28/2005	WD	Q	I		185,000
GRANTOR: KITCHENS HILTON L & M						
GRANTEE: BAINUM CECIL E & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W30 UOP=[YR=2000] N8 W20 S8 E20$ W20 S19 L3 D3 S5 R3 D3 S2 FOP=[YR=2000] S5 FGR=[YR=2000] S21 E23 N21 W7 STP=[YR=2000] S4 W8 N4 E8 $ S4 W8 N4 W8 $ E8 N5 W8 $ E8 S5 E17 FOP=[YR=2000] S5 UOP=[YR=2000] S6 E12 N11 W4 S5 W8 $ E8 N5 W8 $ E25 N37 $.

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	4	4	16.00	SF	6.50	6.50	100	2000	2000	3	77	80	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	2000	2000	3	77	541	
3	0811	CONCRETE B	0	100	0	0	1,581.00	SF	5.20	5.20	100	2000	2000	3	77	6,330	
4	0476	VF 6 SBPL	0	100	0	0	400.00	LF	32.00	32.00	100	2016	2016	3	89	11,392	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	

LAND DESCRIPTION

TOTAL OB/XF 18,877

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-1	0.00	0.00	0.75	AC		1.00	1.00	1.35	100,000.00	135,000.00	101,250							

REVIEW DATE 03/07/2022 BY KWA Total Acres: 0.75 Total Land Value: 101,250 Market: 0 Agricultural: 0 Common: 101,250 PRINTED 07/30/2025 BY SYS