PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 676/1913 &
THE N1/2 OF LANDS IN

CEMETERY PROPERTY ONEIL/
C/O LARRY COLEMAN, 96044 BAKER DRIVE
YULEE, FL 32097

2025

40-2N-28-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96566 CALHOUN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		593
TOTAL LAND VALUE - MARKET		677,700
TOTAL MARKET VALUE		678,293
SOH/AGL Deduction		494,163
ASSESSED VALUE		184,130
TOTAL EXEMPTION VALUE	15	184,130
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		678,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0202/0033	6/06/1953	QC	Q	I	06	100

GRANTOR: RICHO CHRISTINA WILLI

GRANTEE: ALBERT W L

BUILDING NOTES

BUILDING DIMENSIONS

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	0421	CL FNC 3'	0	0	0	0	12.00	LF	4.00	4.00	100	1980	1980	3	20	10	
2	0462	ST/AL FNC	0	0	36	6	216.00	SF	10.00	10.00	100	2000	2000	3	27	583	

LAND DESCRIPTION

TOTAL OB/XF 593

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	007610	C	CEMETERY	0	0006	OR	0.00	0.00	7.53	AC		1.00	1.00	0.60	150,000.00	90,000.00	677,700							

REVIEW DATE 05/27/2021 BY KWA Total Acres: 7.53 Total Land Value: 677,700 Market: 0 Agricultural: 0 Common: 677,700 PRINTED 07/30/2025 BY SYS