PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 130/565
ESMT IN OR 2566-1226

AARON PAUL R
9614 GUNSTON HALL RD
FREDERICKSBURG, VA 22408

2025

40-2N-28-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
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

96464 CALHOUN 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	0
TOTAL MARKET OB/XF VALUE	2,005
TOTAL LAND VALUE - MARKET	274,550
TOTAL MARKET VALUE	276,555
SOH/AGL Deduction	131,133
ASSESSED VALUE	145,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,422
TOTAL JUST VALUE	276,555
NCON VALUE	2,005
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B220016107	AT&T (9) ANTENNAS	150,000	10/26/2022
B220007421	DEVELOPMENT OF TE	250,000	05/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2022		98	294	
2	0430	CL FNC 6B	0	0	0	0	180.00	LF	9.70	9.70	100	2025	2022		98	1,711	

LAND DESCRIPTION

TOTAL OB/XF 2,005

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	0		OR	0.00	0.00	2.77	AC		1.00	1.00	1.00	85,000.00	85,000.00	235,450							
2	009101	C	TOWER SITE	0					0.23	AC		1.00	1.00	2.00	85,000.00	170,000.00	39,100							

REVIEW DATE 02/20/2025 **BY** KWA Total Acres: 3.00 Total Land Value: 274,550 Market: 0 Agricultural: 0 Common: 274,550 **PRINTED** 07/30/2025 **BY** SYS