PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1857/546

CALHOUN DRUDELLA LOUISE
96102 LARIAT STREET
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

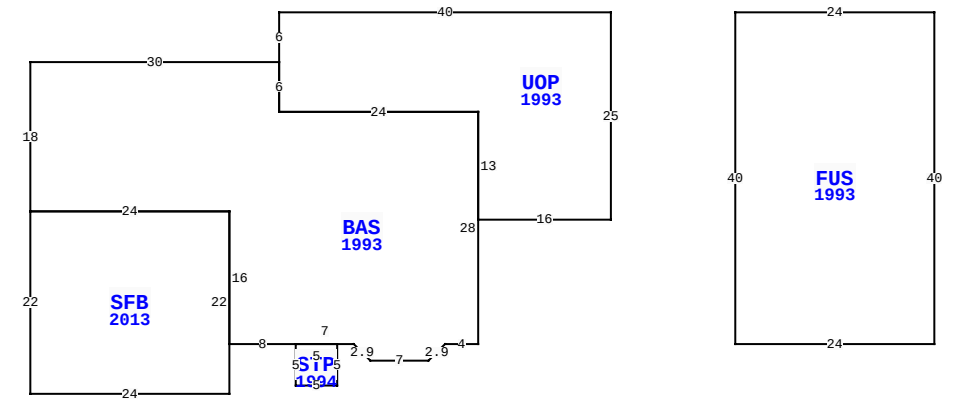
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	30	VINYL 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1993	1,326	114,388
FUS	960	100	1993	960	82,815
SFB	528	80	2013	422	36,404
STP	25	10	1994	2	173
UOP	688	20	1993	138	11,905
TOTALS	3,527			2,848	245,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,848	102.8160	102.82	292,831	1991	1991	0	0	0	16.10	83.90

1 SINGLE FAM – 100% - 0 Heated Area: 2708 HX Base Yr 1992



96102 LARIAT ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,685
TOTAL MARKET OB/XF VALUE		14,821
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		306,406
SOH/AGL Deduction		123,910
ASSESSED VALUE		182,496
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		126,774
TOTAL JUST VALUE		306,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703910	REPAIR/RRF	9,000	11/01/2017
974215	GARAGE	7,344	08/01/1997
4207	NEW CONSTR	6,200	02/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1857/0546	4/29/2013	QC	U	I	11	100
GRANTOR: CALHOUN DRUDELLA LOUI						
GRANTEE: WHITE PRECIOUS C &						
0777/1862	11/27/1996	QC	Q	I	01	100
GRANTOR: CALHOUN RICHARD B						
GRANTEE: CALHOUN RICHARD B &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W40 S6 BAS=[YR=1993] W30 S18 SFB=[YR=2013] S22 E24 N22W24$ E24 S16 E8 STP=[YR=1994] S5 E5 N5 W5$ E7 D2 R2 E7 U2 R2 E4 N28 W24 N6 $ S6 E24 S13 E16 N25$ PTR=E15 FUS=[YR=1993] E24 S40 W24 N40$ W15$.

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	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	1,132.00	SF	5.20	5.20	100	1996	1996	3	70	4,120	
3	0812	CONCRETE C	0	100	0	0	1,472.00	SF	4.00	4.00	100	1997	1997	3	72	4,239	
4	0510	GARAGE WD-	0	100	18	24	432.00	SF	35.00	35.00	100	2000	2000	3	27	4,082	

LAND DESCRIPTION

TOTAL OB/XF 14,821

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		OR	0.00	0.00	0.54	AC		1.00	1.00	1.00	85,000.00	85,000.00	45,900							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.54 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS