PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 759/119 &
OR 793/143

CALHOUN CHARLES LEVERN
96235 CALHOUN RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

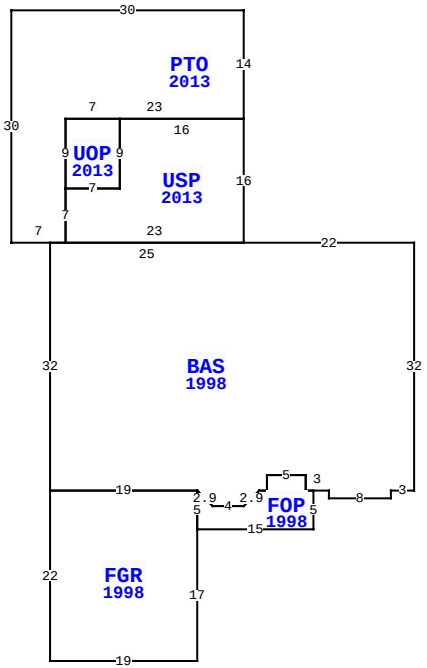
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100	1998	1,514	155,333
FGR	418	55	1998	230	23,597
FOP	73	30	1998	22	2,257
PTO	532	5	2013	27	2,770
UOP	63	20	2013	13	1,334
USP	305	30	2013	92	9,439
TOTALS	2,905			1,898	194,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,898	122.1374	122.14	231,822	1998	1998	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 1999 Heated Area: 1514 HX Base Yr 1999



96235 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		194,730
TOTAL MARKET OB/XF VALUE		11,270
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		282,500
SOH/AGL Deduction		131,364
ASSESSED VALUE		151,136
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,414
TOTAL JUST VALUE		282,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801731	REPAIR/RRF	4,000	02/01/2018
974254	NEW CONSTR	75,360	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0797/1891	6/24/1997	FJ	Q	I	03	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: CALHOUN JAMES LEO &						
0793/0143	5/02/1997	WD	Q	V	01	100
GRANTOR: CALHOUN JAMES LEO & F						
GRANTEE: CALHOUN CHARLES LEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W22 USP=[YR=2013] N16 PTO=[YR=2013] N14 W30 S30 E7 N7 UOP=[YR=2013] N9 E7 S9 W7$ N9 E23$ W16 S9 W7 S7 E23$ W25 S32 FGR=[YR=1998] S22 E19 N17 FOP=[YR=1998] E15 N5 W1N2 W5 S2 W1 D2 L2 W4 U2 L2 S5$ N5 W19$ E19 D2 R2 E4 U2 R2 E1 N2 E5 S2 E3 S1 E8 N1 E3 N32 $.

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	0811	CONCRETE B	0	100	16	72	1,152.00	SF	5.20	5.20	100	1998	1998	3	73	4,373	
2	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	1998	1998	3	73	470	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
4	0810	CONCRETE A	0	100	30	30	900.00	SF	6.50	6.50	100	1992	1992	3	62	3,627	

LAND DESCRIPTION

TOTAL OB/XF 11,270

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	1.00	AC		1.00	1.00	0.90	85,000.00	76,500.00	76,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/30/2025 BY SYS