IN OR 658/232

SCOTT WILLIE JAMES &/CALHOUN ANTHONY L
PO BOX 15634
FERNANDINA BEACH, FL 32035

2025

40-2N-28-0000-0018-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

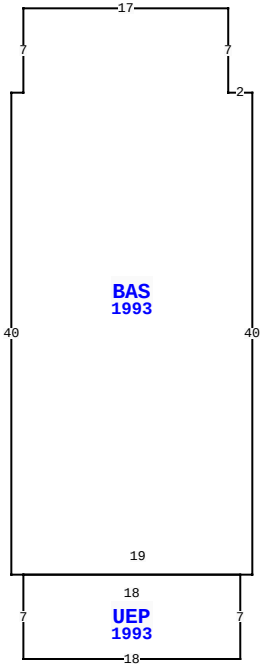
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	919	100	1993	919	28,138
UEP	126	60	1993	76	2,327
TOTALS	1,045			995	30,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	995	68.0400	68.04	67,700	1958	1958	0	0	45	40.50	45.00

1 SINGLE FAM – 0% - 0 Heated Area: 919 HX Base Yr



96153 CALHOUN RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	30,465
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	53,550
TOTAL MARKET VALUE	84,015
SOH/AGL Deduction	39,160
ASSESSED VALUE	44,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,855
TOTAL JUST VALUE	84,015
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0658/0232	5/13/1992	WD	Q	V	01	100

GRANTOR: CALHOUN & COLEMAN

GRANTEE: SCOTT CATHERINE ETA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N7 W17 S7 W1 S40 E1 UEP=[YR=1993] S7 E18 N7 W18 $ E19 N40 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	OR	0.00	0.00	0.63	AC		1.00	1.00	1.00	85,000.00	85,000.00	53,550							

REVIEW DATE 02/03/2021 BY KWA Total Acres: 0.63 Total Land Value: 53,550 Market: 0 Agricultural: 0 Common: 53,550 PRINTED 07/30/2025 BY SYS