PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 212/217 &
OR 593/816 & S1/2 OF ABND RD

ZETTEROWER WILLIAM A JR & VIVIAN K
942704 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

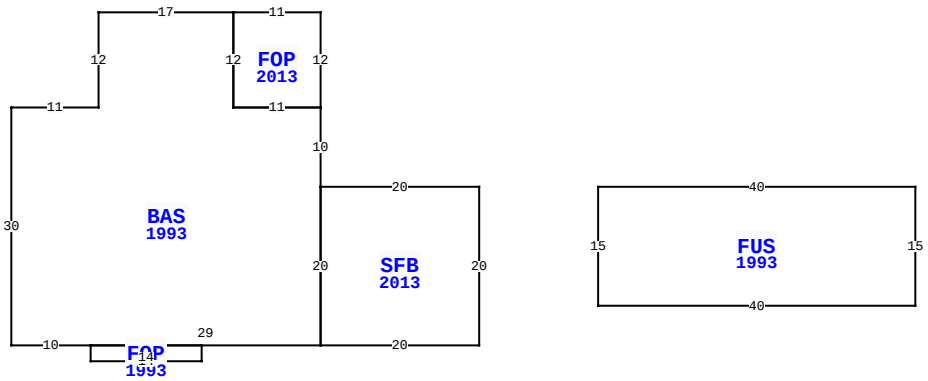
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100	1993	1,374	133,175
FOP	28	30	1993	8	775
FOP	132	30	2013	40	3,877
FUS	600	100	1993	600	58,155
SFB	400	80	2013	320	31,016
TOTALS	2,534			2,342	226,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,342	119.6580	119.66	280,244	1986	1986	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 0 Heated Area: 2294 HX Base Yr 1987



942704 OLD NASSAUVILLE 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		226,998
TOTAL MARKET OB/XF VALUE		13,727
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		312,725
SOH/AGL Deduction		123,741
ASSESSED VALUE		188,984
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,262
TOTAL JUST VALUE		312,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108439	ADDITION	42,000	06/01/2001
BP 3171	NEW CONSTR	49,600	02/06/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0593/0816	3/23/1990	WD	U	V		2,500
GRANTOR: CRAPPS ISABELL						
GRANTEE: ZETTEROWER W A & V						
0212/0217	1/01/1976	WD	Q	I		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2013] W20 BAS=[YR=1993] N10 FOP=[YR=2013] N12 W11 S12 E11$ W11 N12 W17 S12 W11 S30 E10 FOP=[YR=1993] S2 E14 N2 W14 $ E29 N20 $ S20 E20 N20 $ PTR=E15 FUS=[YR=1993] E40 S15 W40 N15 $ 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	1986	1986	3	58	2,030	
2	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50	6.50	100	2001	2001	3	79	904	
3	0350	CARPORT WD	0	100	22	16	352.00	SF	13.00	13.00	100	2001	2001	3	20	915	
4	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	2001	2001	3	28	7,526	
5	0351	CARPORT MT	0	100	12	24	288.00	SF	10.00	10.00	100	2001	2001	3	20	576	
6	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1996	1996	3	20	1,200	
7	0754	FOP	0	100	0	0	192.00	SF	15.00	15.00	100	2001	2001	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 13,727

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		RSF-	230.00	138.00	1.00	LT		1.00	1.00	1.20	60,000.00	72,000.00	72,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS