

PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1979/769
{1992 HORT TW/MH}

GRIFFIN ASHLEY N &/WEAVER LOUISE C
96309 DUVAL RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0043-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

Quality	03	Quality Level 03
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	1,955	100	1993	1,955	57,806
TOTALS	1,955			1,955	57,806

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2218.00	170.00		1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0820	02	1,955	123.2000	98.56	192,685	1992	1992	0	0
1 M/H 93- - 100% - 2017									
Heated Area: 1955									
HX Base Yr 2017									
27									
22									
14									
14									
30									
9									
27									
61									
BAS 1993									

96309 DUVAL RD, FERNANDINA BEACH	BLD DATE		LGL DATE	05/09/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
2,450									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2218.00	170.00		1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		57,806	
TOTAL MARKET OB/XF VALUE		2,450	
TOTAL LAND VALUE - MARKET		66,000	
TOTAL MARKET VALUE		126,256	
SOH/AGL Deduction		43,551	
ASSESSED VALUE		82,705	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		31,983	
TOTAL JUST VALUE		126,256	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		102,600	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8138	TEMP POLE	300	04/30/1992
7919	NEW CONSTR	64,155	03/12/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1979/0769	5/05/2015	SW	U	I	12
GRANTOR: FEDERAL HOME LOAN MOR					SALE PRICE
GRANTEE: GRIFFIN ASHLEY N &					
1934/0289	8/19/2014	SW	U	I	12
GRANTOR: BANK OF AMERICA NA					
GRANTEE: FEDERAL HOME LOAN M					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W9 N14 W22 S14 W30 S27 E61 N27 \$.									