PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1415/416
& S1/2 OF ABND RD LYING N

CRAPPS JOSEPH RANDAL L/E/
96359 DUVAL ROAD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

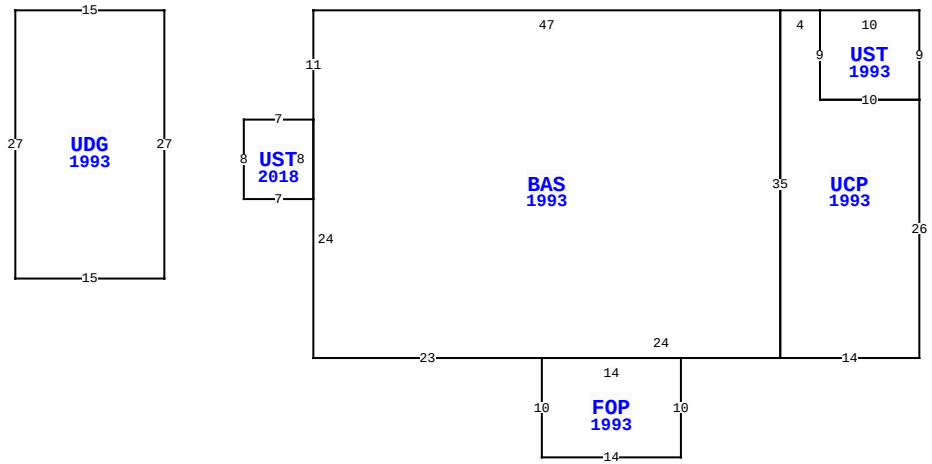
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,645	100	1993	1,645	119,739
FOP	140	30	1993	42	3,057
UCP	400	20	1993	80	5,823
UDG	405	55	1993	223	16,232
UST	90	45	1993	40	2,911
UST	56	45	2018	25	1,820
TOTALS	2,736			2,055	149,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,055	96.7260	96.73	198,780	1956	1975	0	0	0	24.75	75.25

1 SINGLE FAM – 100% - 2004 Heated Area: 1645 HX Base Yr 2004



96359 DUVAL 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		149,582
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		218,582
SOH/AGL Deduction		103,415
ASSESSED VALUE		115,167
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,445
TOTAL JUST VALUE		218,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991506	REPAIR/RRF	3,400	01/01/1999
6707	CHNGE SRVC	0	05/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 UCP=[YR=1993] W4 BAS=[YR=1993] W47 S11
UST=[YR=2018] W7 S8 E7 N8$ S24 E23 FOP=[YR=1993] S10 E14
N10 W14 $ E24 N35 $ S35 E14 N26 W10 N9 $ S9 E10 N9$ PTR= W76
UDG=[YR=1993] W15 S27 E15 N27 $ E76 $.

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	100		RSF-	2190.00	175.00	1.00	LT		1.00	1.00	1.15	60,000.00	69,000.00	69,000							

REVIEW DATE 04/18/2024 BY NWA Total Acres: 0.00 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 07/30/2025 BY SYS