PT SEC 40-2N-28E RECD IN
OR 1998/106
(EX R/W IN OR 676/813)

OLIVER JONATHAN D & HANNAH B
942564 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0047-0010

BUILDING CHARACTERISTICS

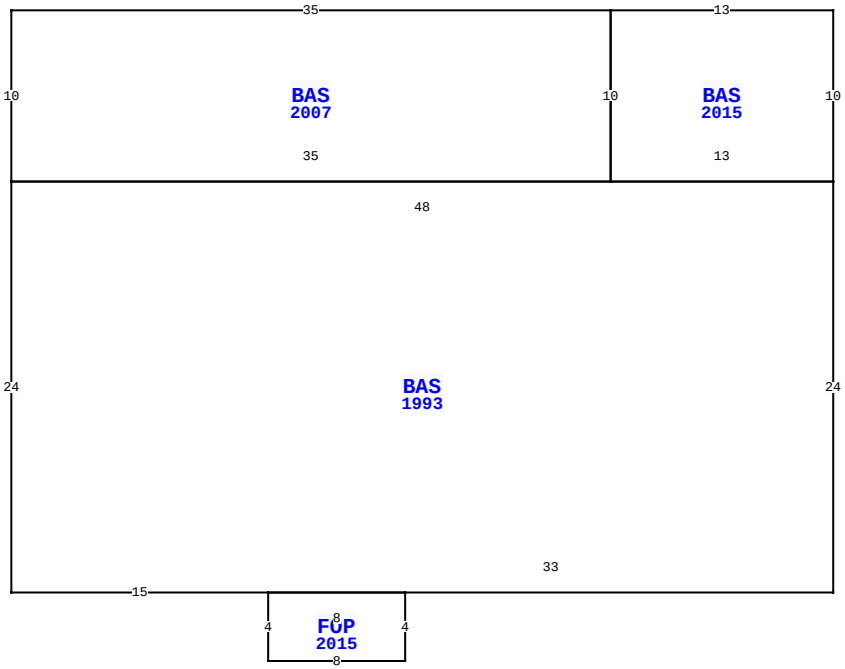
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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	1,152	100	1993	1,152	112,754
BAS	350	100	2007	350	34,257
BAS	130	100	2015	130	12,724
FOP	32	30	2015	10	979
TOTALS	1,664			1,642	160,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,642	117.4020	117.40	192,771	1962	1990	0	0	0	16.63	83.37

1 SINGLE FAM – 100% - 2022 Heated Area: 1632 HX Base Yr 2022



942564 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	02/05/2008 RK	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		160,713
TOTAL MARKET OB/XF VALUE		731
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		215,444
SOH/AGL Deduction		37,208
ASSESSED VALUE		178,236
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		122,514
TOTAL JUST VALUE		215,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1998/0106	8/14/2015	WD	Q	I	01	137,500
GRANTOR: REGISTER INVESCO LLC						
GRANTEE: OLIVER JONATHAN D &						
1952/0374	12/12/2014	CT	U	I	18	65,100
GRANTOR: CLERK OF COURT						
GRANTEE: REGISTER INVESCO LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W13 BAS=[YR=2007] W35 S10 BAS=[YR=1993] S24 E15 FOP=[YR=2015] S4 E8 N4 W8$ E33 N24 W48 $ E35N10 $ S10 E13 N10 $.

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	0810	CONCRETE A	0	100	0	0	296.00	SF	6.50	6.50	100	1983	1983	3	38	731	

LAND DESCRIPTION

TOTAL OB/XF 731

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-	2152.00	205.00	1.00	LT		1.00	1.00	0.90	60,000.00	54,000.00	54,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/30/2025 BY SYS