IN OR 2778/742
EX R/W IN OR 676/1870
ESMT OR 1065/1630

SETZER SHIRLEY/SANDERSON STEPHEN
96071 DUVAL RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0048-0000

BUILDING CHARACTERISTICS

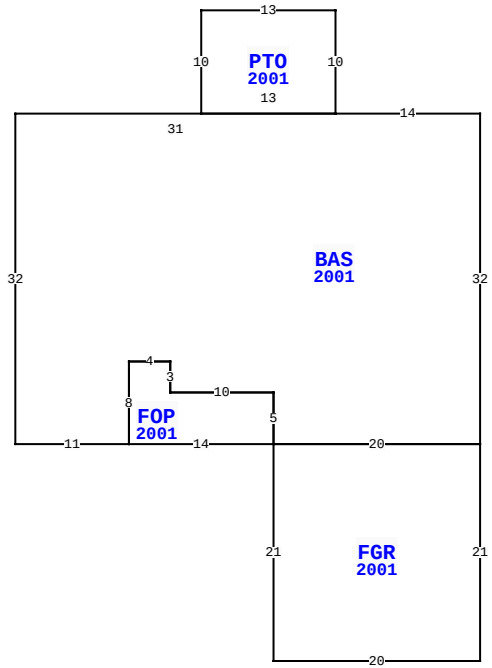
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,358	100	2001	1,358	137,685
FGR	420	55	2001	231	23,420
FOP	82	30	2001	25	2,535
PTO	130	5	2001	6	608
TOTALS	1,990			1,620	164,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	114.2400	114.24	185,069	2001	2001	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 0 Heated Area: 1358 HX Base Yr 2004



96071 DUVAL 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		164,249
TOTAL MARKET OB/XF VALUE		7,648
TOTAL LAND VALUE - MARKET		158,000
TOTAL MARKET VALUE		329,897
SOH/AGL Deduction		221,787
ASSESSED VALUE		108,110
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		52,388
TOTAL JUST VALUE		329,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108881	ROOF	18,000	07/07/2021
B007681	NEW CONSTR	68,359	11/01/2000
970640	REPAIR/RRF	1,275	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/742	3/26/2025	QC	U	I	11	38,500
GRANTOR: SETZER SHIRLEY						
GRANTEE: SETZER SHIRLEY						
0433/0351	9/01/1984	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	100	1990	1990	3	20	3,500	
2	0810	CONCRETE A	0	100	14	25	350.00	SF	6.50	6.50	100	1990	1990	3	57	1,297	
3	0810	CONCRETE A	0	100	4	16	64.00	SF	6.50	6.50	100	1990	1990	3	57	237	
4	0810	CONCRETE A	0	100	4	16	64.00	SF	6.50	6.50	100	1980	1980	3	30	125	
5	0811	CONCRETE B	0	100	0	0	606.00	SF	5.20	5.20	100	2001	2001	3	79	2,489	

BUILDING DIMENSIONS

BAS=[YR=2001] W14 PTO=[YR=2001] N10 W13 S10 E13 $ W31 S32 E11 FOP=[YR=2001] E14 FGR=[YR=2001] S21 E20 N21 W20 $ N5 W10 N3 W4 S8 $ N8 E4 S3 E10 S5 E20 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 7,648

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-2	0.00	0.00	1.58	AC		1.00	1.00	1.00	100,000.00	100,000.00	158,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.58 Total Land Value: 158,000 Market: 0 Agricultural: 0 Common: 158,000 PRINTED 07/30/2025 BY SYS