PT OF SEC 40-2N-28E
IN OR 2342/517
(EX OR 2171/987)

SAYRE JARED
96088 NELSON RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0054-0000

BUILDING CHARACTERISTICS

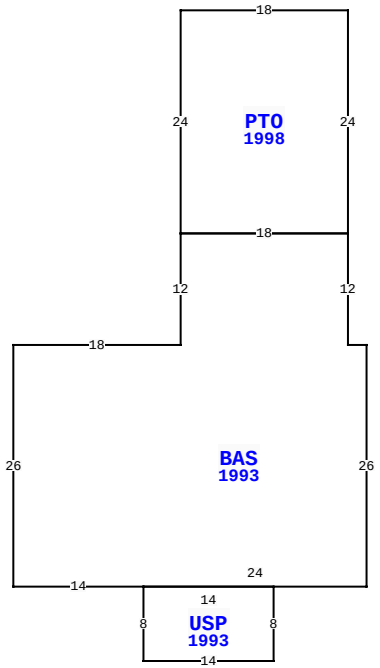
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,204	100	1993	1,204	137,875
PTO	432	5	1998	22	2,519
USP	112	30	1993	34	3,894
TOTALS	1,748			1,260	144,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,260	125.8400	125.84	158,558	1955	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 1204 HX Base Yr



96088 NELSON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	144,288
TOTAL MARKET OB/XF VALUE	230
TOTAL LAND VALUE - MARKET	57,000
TOTAL MARKET VALUE	201,518
SOH/AGL Deduction	16,261
ASSESSED VALUE	185,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,257
TOTAL JUST VALUE	201,518
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
985042	SWIM POOL	7,158	06/01/1998
8612	REPAIR/RRF	1,600	01/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0517	2/21/2020	WD	Q	I	01	162,500
GRANTOR: HILL BESSIE E						
GRANTEE: SAYRE JARED						
1987/0384	6/23/2015	SW	U	I	12	50,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: HILL BESSIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N12 PTO=[YR=1998] N24 W18 S24 E18$ W18 S12 W18 S26 E14 USP=[YR=1993] S8 E14N8 W14$ E24 N26$.

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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	18.00	18.00	100	1994	1994	3	20	230	

LAND DESCRIPTION

TOTAL OB/XF 230

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	0		RSF-2	150.00	194.00	1.00	LT		1.00	1.00	0.95	60,000.00	57,000.00	57,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 57,000 Market: 0 Agricultural: 0 Common: 57,000 PRINTED 07/30/2025 BY SYS