PT OF WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 415/321

SHUMAN JAMES L & MYRA ADELE
96104 NELSON RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0055-0020

BUILDING CHARACTERISTICS

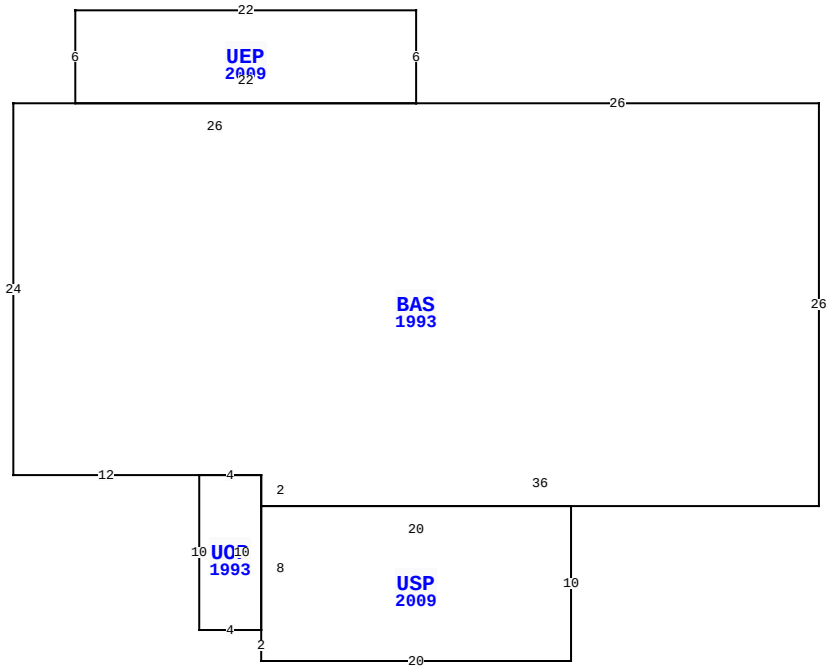
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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	1,320	100	1993	1,320	120,201
UEP	132	60	2009	79	7,193
UOP	40	20	1993	8	729
USP	200	30	2009	60	5,464
TOTALS	1,692			1,467	133,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,467	113.1180	113.12	165,947	1971	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 1320 HX Base Yr 1972



96104 NELSON RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	133,587
TOTAL MARKET OB/XF VALUE	540
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	194,127
SOH/AGL Deduction	126,527
ASSESSED VALUE	67,600
TOTAL EXEMPTION VALUE	HX HB DX SL 67,600
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	194,127
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1393	9/28/2007	WD	U	I	18	100
GRANTOR: NELSON MARION P L/E (						
GRANTEE: DAVIS TINA SHUMAN						
0907/0596	11/08/1999	WD	U	I	18	100
GRANTOR: NELSON MARION P L/E (						
GRANTEE: DAVIS TINA SHUMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UEP=[YR=2009] N6 W22 S6 E22 $ W26 S24 E12 UOP=[YR=1993] S10 E4 USP=[YR=2009] S2 E20 N10 W20 S8 $ N10 W4 $ E4 S2 E36 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	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2011	2011	3	45	540	

LAND DESCRIPTION

TOTAL OB/XF 540

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	0005	RSF-	126.00	215.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/06/2020 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS