

LOTS 1 & 2  
IN OR 1770/841  
EX R/W OR 674/1029

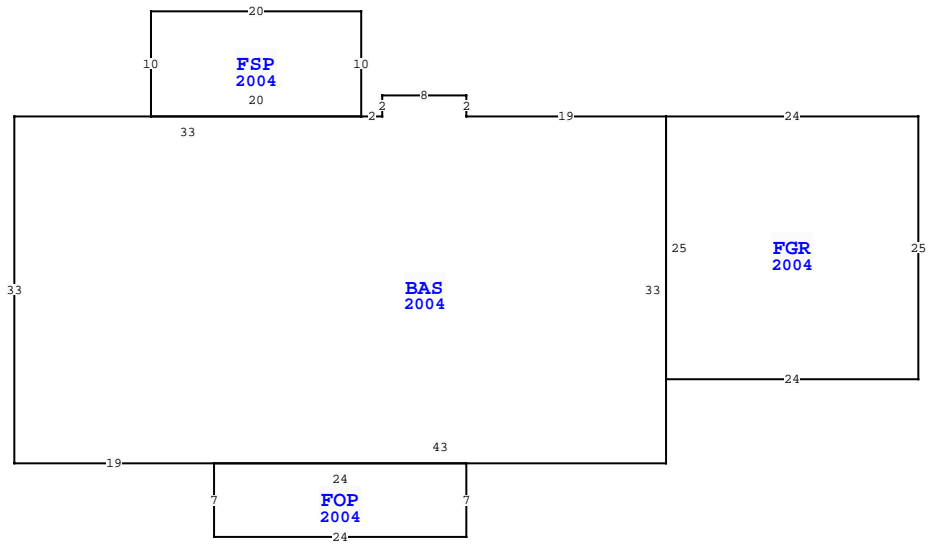
BRIDGES SHAWN A & BARBARA A  
96035 CENTRAL ROAD  
FERNANDINA BEACH, FL 32034

**2025**

40-2N-28-5040-0001-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
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
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,062	100	2004
FGR	600	55	2004
FOP	168	30	2004
FSP	200	40	2004
TOTALS	3,030		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,522	123.8688	123.87	312,400	2004	2004	0	0	15.00	85.00
1 SINGLE FAM - 100% - 2012 Heated Area: 2062 HX Base Yr 2012											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			265,540
TOTAL MARKET OB/XF VALUE			5,712
TOTAL LAND VALUE - MARKET			84,000
TOTAL MARKET VALUE			355,252
SOH/AGL Deduction			155,336
ASSESSED VALUE			199,916
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			149,194
TOTAL JUST VALUE			355,252
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1770/0841	12/22/2011	WD	U	I	37	192,000
GRANTOR: WALL JAMES K & HALEY						
GRANTEE: BRIDGES SHAWN A & B						
1186/1489	11/05/2003	QC	Q	V	01	100
GRANTOR: WALL BRENDA T & JAMES						
GRANTEE: WALL JAMES K & HALE						

EXTRA FEATURES		96035 CENTRAL RD, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0812	CONCRETE C	4.00
2	0350	CARPORT WD	13.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2004] W24 BAS=[YR=2004] W19 N2 W8 S2 W2 FSP=[YR=2004] N10 W20 S10 E20\$ W33 S33 E19 FOP=[YR=2004] S7 E24 N7 W24\$ E43 N33\$ S25 E24 N25\$ .	

LAND DESCRIPTION		TOTAL OB/XF 5,712																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2166.00	209.00	2.00	LT		1.00	1.00	0.70	60,000.00	42,000.00	84,000							