

DENNARD WILLIAM IRVIN
PO BOX 431
FERNANDINA BEACH, FL 32035

41-2N-28-0000-0008-0010

NASSAU COUNTY PROPERTY VALUATION SUMMARY				PAGE 1 of 2		4									
VALUATION BY				STANDARD											
Tax Group: 4		Tax Dist:													
BUILDING MARKET VALUE						170,942									
TOTAL MARKET OB/XF VALUE						1,210									
TOTAL LAND VALUE - MARKET						90,000									
TOTAL MARKET VALUE						262,152									
SOH/AGL Deduction						51,499									
ASSESSED VALUE						210,653									
TOTAL EXEMPTION VALUE		HX HB				50,722									
BASE TAXABLE VALUE						159,931									
TOTAL JUST VALUE						262,152									
NCON VALUE						0									
INCOME VALUE															
PREVIOUS YEAR MKT VALUE						231,735									
PERMIT NUM		DESCRIPTION		AMT		ISSUED									
B2108199		ADDITION/REMODEL		60,000		06/22/2021									
SALES DATA															
OFF RECORD Number		DATE		TYPE INST		Q / V / RSN U I I CD		SALE PRICE							
1886/0548		10/25/2013		QC		U I 11		100							
GRANTOR: DENNARD WILLIAM IRVIN															
GRANTEE: DENNARD WILLIAM IRV															
1331/1663		7/08/2005		WD		Q I		175,000							
GRANTOR: CARTER THOMAS J & FLO															
GRANTEE: DENNARD WILLIAM I I															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=1993;ORIG=0,0] U0.1L2 U0.1L14.2 D0.2L17.10 D7.11L0 D14.1R0 E16 U0.1R15.1 D0.1R2.11 N22 \$															
BAS=[YR=2024;ORIG=0,22] E14 N22 W14 S22 \$															
FOP=[YR=2005;ORIG=-18,22] S8 U0.2R4.1 D0.1R7.9 D0.1R3.2 N8 W15 \$															
DCK=[YR=2024;ORIG=-16,-8] E14 S8 W14 N8 \$															
DCK=[YR=2024;ORIG=14,0] E6 S22 W6 N22 \$															
DCK=[YR=2024;ORIG=-34,22] E16 S8 W16 N8 \$															
BAS=[YR=2024;ORIG=-34,0] N2 W14 S10 E14 N8 \$															
DCK=[YR=2024;ORIG=-48,-2] W5 S10 E5 N10 \$															
STP=[YR=2024;ORIG=-14,30] E8 S4 W8 N4 \$															
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
90,000															
Common: 90,000															
PRINTED 07/30/2025 BY SYS															

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