

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2574/567

MAGALSKI STEVEN
941466 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0029-0040



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4																										
Exterior Wall	12	CEDAR 80	0100	01	1,534	106.7838	106.78	163,801	1987	1990	0	0	0	18.50	81.50	VALUATION SUMMARY																									
Exterior Wall	08	WD ON PLY 20	1 SINGLE FAM - 100% - 2020													Heated Area: 936 HX Base Yr 2020																									
Roof Structure	03	GABLE/HIP 100	22 42 42 7 2.9 4 2.9 7 33 38 38 2 10 2 23 4 BAS 1993 UGR 1993 FOP 1993													VALUATION BY													STANDARD												
Roof Cover	12	MODULAR MT 100														Tax Group: 4													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													181,185												
Interior Floo	13	LVT/LAMNT 50														TOTAL MARKET OB/XF VALUE													8,569												
Interior Floo	14	CARPET 50														TOTAL LAND VALUE - MARKET													196,020												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													385,774												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													194,500												
Bedrooms	1	100														ASSESSED VALUE													191,274												
Bathrooms	1	100														TOTAL EXEMPTION VALUE													HX HB 50,722												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													140,552												
Stories	1.	1.100	TOTAL JUST VALUE													385,774																									
Units	0	100	NCON VALUE													0																									
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													397,550																									
Quality			02	Quality Level 02																																					
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	936	100	1993	936	81,456																																				
FOP	112	30	1993	34	2,959																																				
UGR	1,254	45	1993	564	49,083																																				
TOTALS			2,302		1,534	133,498																																			
EXTRA FEATURES						941466 OLD NASSAUVILLE RD, FERNANDINA BEACH												04/24/2025 DC																							
L N	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	100	14	12			168.00	SF	30.00	100	1985	1985	3	20	1,008																								
2	0940	SHEDS/PORT	0	100	24	12			288.00	SF	30.00	100	1985	1985	3	20	1,728																								
3	0811	CONCRETE B	0	100	0	0			565.00	SF	5.20	100	1987	1987	3	49.5	1,454																								
4	0811	CONCRETE B	0	100	23	11			792.00	SF	5.20	100	1991	1991	3	59.5	2,450																								
5	0803	ASPHALT C	0	100	0	0			1,340.00	SF	1.50	100	2000	2000	3	50	1,005																								
6	1242	WD DECK A	0	100	42	11			462.00	SF	10.00	100	2000	2000	3	20	924																								
TOTAL OB/XF 8,569																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	CG	0.00	0.00	65,340.00	SF		1.00	1.00	1.00	3.00	3.00	196,020																								
REVIEW DATE 11/28/2022 BY DJ Total Acres: 1.50 Total Land Value: 196,020 Market: 0 Agricultural: 0 Common: 196,020 PRINTED 07/30/2025 BY SYS																																									

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