LOT 14
IN OR 1903/468
MURRAY'S TRIANGLE PB 6/31

HASTINGS STEVEN M & JOY L
95188 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-514M-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	03	Quality Level 03

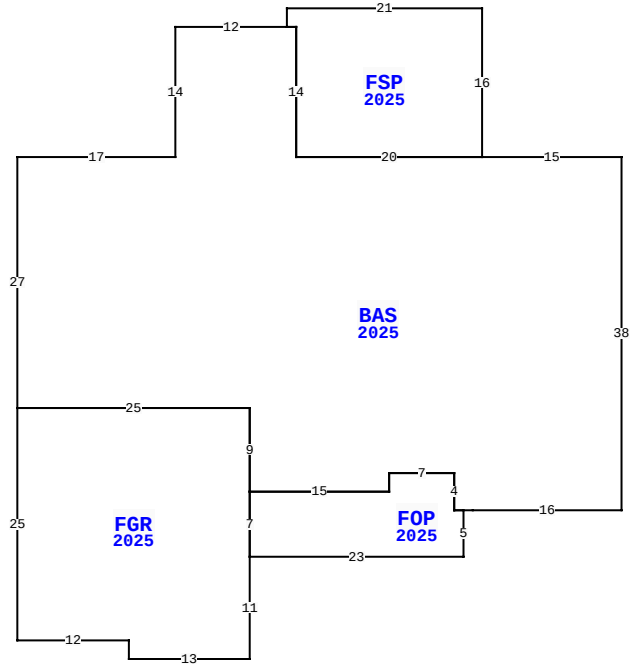
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4064.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	2025	2,319	397,801
FGR	651	55	2025	358	61,411
FOP	173	30	2025	52	8,920
FSP	322	40	2025	129	22,129
TOTALS	3,465			2,858	490,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,858	108.5700	171.54	490,261	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2319 HX Base Yr 2025



95188 NASSAU RIVER 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 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		506,246
TOTAL MARKET OB/XF VALUE		13,756
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		620,002
SOH/AGL Deduction		224,229
ASSESSED VALUE		395,773
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		345,051
TOTAL JUST VALUE		620,002
NCON VALUE		520,002
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004615	NEW SFR (T)3487 (	441,220	04/22/2024
B230015503	960 SF	50,070	12/05/2023
B230015504	NEW SFR (T)3487 (	441,220	12/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/0468	2/18/2014	WD	Q	V	02	36,000
GRANTOR: MURRAY'S TRIANGLE LLC						
GRANTEE: HASTINGS STEVEN M &						
1729/0482	3/14/2011	WD	U	V	12	172,500
GRANTOR: HERITAGE BANK OF THE						
GRANTEE: MURRAY'S TRIANGLE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=70,10] W15 W20 N14 W1 W12 S14 W17 S27 E25 S9 E15 N2 E7 S4 E2 E16 N38 $
FGR=[YR=2025;ORIG=5,37] E25 S9 S7 S11 W13 N2 W12 N25 $
FOP=[YR=2025;ORIG=30,53] E23 N5 W1 N4 W7 S2 W15 S7 $
FSP=[YR=2025;ORIG=55,10] W20 N14 W1 N2 E21 S16 $
.

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	0812	CONCRETE C	0	100	0	0	3,439.00	SF	4.00	4.00	100	2025	2024		100	13,756	

LAND DESCRIPTION

TOTAL OB/XF 13,756

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/13/2024 BY MLU Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

LOT 14
IN OR 1903/468
MURRAY'S TRIANGLE PB 6/31

HASTINGS STEVEN M & JOY L
95188 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-514M-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

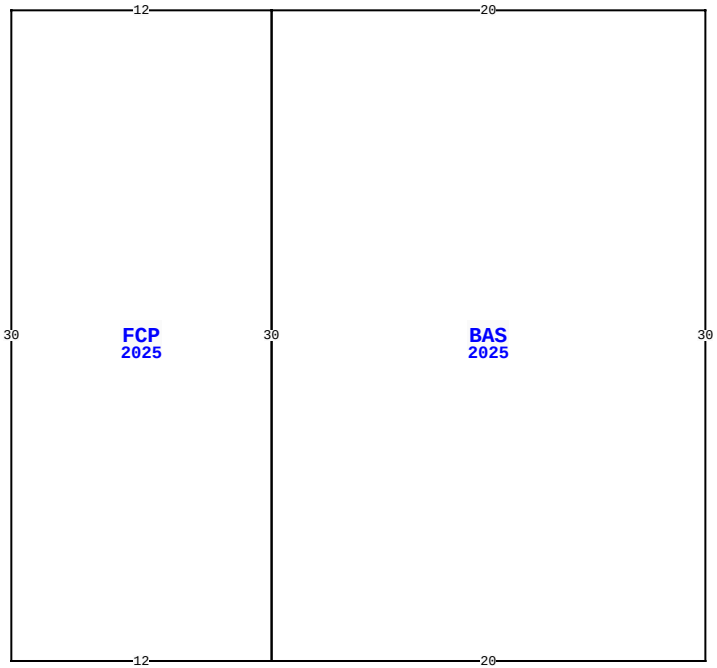
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4064.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2025	600	13,900
FCP	360	25	2025	90	2,085
TOTALS	960			690	15,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	690	63.2500	23.40	16,146	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 600 HX Base Yr 2025



95188 NASSAU RIVER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		506,246
TOTAL MARKET OB/XF VALUE		13,756
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		620,002
SOH/AGL Deduction		224,229
ASSESSED VALUE		395,773
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		345,051
TOTAL JUST VALUE		620,002
NCON VALUE		520,002
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/0468	2/18/2014	WD	Q	V	02	36,000
GRANTOR: MURRAY'S TRIANGLE LLC						
GRANTEE: HASTINGS STEVEN M &						
1729/0482	3/14/2011	WD	U	V	12	172,500
GRANTOR: HERITAGE BANK OF THE						
GRANTEE: MURRAY'S TRIANGLE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,10] E20 S30 W20 N30 $
FCP=[YR=2025;ORIG=60,10] W12 S30 E12 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/13/2024 BY MLU Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS