

PT JOHN CHISTOPHER GRANT
SEC 45-2N-28E IN OR 2382/1645

BERNARD BARBARA L/E/
940303 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-0000-0010-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	1993	2,133	203,661
FGR	625	55	2018	344	32,845
FOP	36	30	1993	11	1,050
FUS	1,368	100	1993	1,368	130,618
TOTALS	4,162			3,856	368,174

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	2.00	UT	2,000.00	2,000.00	100	1988

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.35	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,856	116.4375	116.44	448,993	1988	1988	0	0	0 18.00	82.00
1 SINGLE FAM - 100% - 0 Heated Area: 3501 HX Base Yr											
940303 OLD NASSAUVILLE RD, FERNANDINA BEACH											
BLD DATE: 05/09/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		368,174	
TOTAL MARKET OB/XF VALUE		2,480	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		505,654	
SOH/AGL Deduction		334,201	
ASSESSED VALUE		171,453	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		115,731	
TOTAL JUST VALUE		505,654	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		455,715	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2382/1645	7/28/2020	QC	U	I	11	100	
GRANTOR: BERNARD BARBARA							
GRANTEE: BERNARD BRIANNE							
0394/0365	7/01/1983	WD	Q	I		7,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W53 S45 FGR=[YR=2018] W8 S25 E25 N25 W17\$ E17 N7 E11 FOP=[YR=1993] S4 E9 N4 W9\$ E25 N38\$ PTR=E15 FUS=[YR=1993] E15 S8 E38 S20 W6 N6 W9 S6 W4 N6 W9 S6 W4 N6 W4 S6 W7 S32 W10 N60\$ W15\$.											