

[illegible]

WOLKE SUZANNE ELISABETH/DALLAPIAZZA ROBERT ANGELO
940371 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

45-2N-28-0000-0010-0060

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

29

NONE 80

Exterior Wall

08

WD ON PLY 20

Roof Structur

04

WOOD TRUSS 100

Roof Cover

01

MINIMUM 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

02

WOOD FRAME 100

Stories

2.

2. 100

Units

0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

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

695

100

1997

695

1,446

BAS

432

100

2016

432

899

UST

169

45

1997

76

158

UST

396

45

1997

178

370

TOTALS

1,692

1,381

2,872

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PRICE

REPL. COST NEWAYB

EYBECONFNCT

% CONDNORM

860001

1,381

16.0160

4.16

5,745

1997

1997

0

0

0

50.00

50.00

2 BARNs - 0% - 2023

Heated Area: 1127

HX Base Yr 2023

24

12

11

36

36

36

36

13

13

13

11

12

11

BAS

1997

BAS

2016

UST

1997

EXTRA FEATURES

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

940371 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

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

REVIEW DATE

02/08/2022

BY

KW

Total Acres: 2.21

Total Land Value: 221,000

Market: 0

Agricultural: 0

Common: 221,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

310,140

TOTAL MARKET OB/XF VALUE

3,507

TOTAL LAND VALUE - MARKET

221,000

TOTAL MARKET VALUE

534,647

SOH/AGL Deduction

134,105

ASSESSED VALUE

400,542

TOTAL EXEMPTION VALUE

50,722

HX HB

BASE TAXABLE VALUE

349,820

TOTAL JUST VALUE

534,647

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

465,580

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

2546/0623

3/11/2022

WD Q

I

01

540,000

GRANTOR: NEASE STEVE E & BELIN

GRANTEE: WOLKE SUZANNE E & R

0331/0586

2/01/1981

WD Q

V

8,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 BAS=[YR=1997] W24 S23 UST=[YR=1997] S13 E13 N13 W13\$ E13 S13 E11 N36\$ S36 E12 N36\$ PTR= E15 UST=[YR=1997] E11 S36 W11 N36\$ W15\$.