PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 2322/1318

DAVLIN HELEN
940208 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-0000-0012-0070

BUILDING CHARACTERISTICS

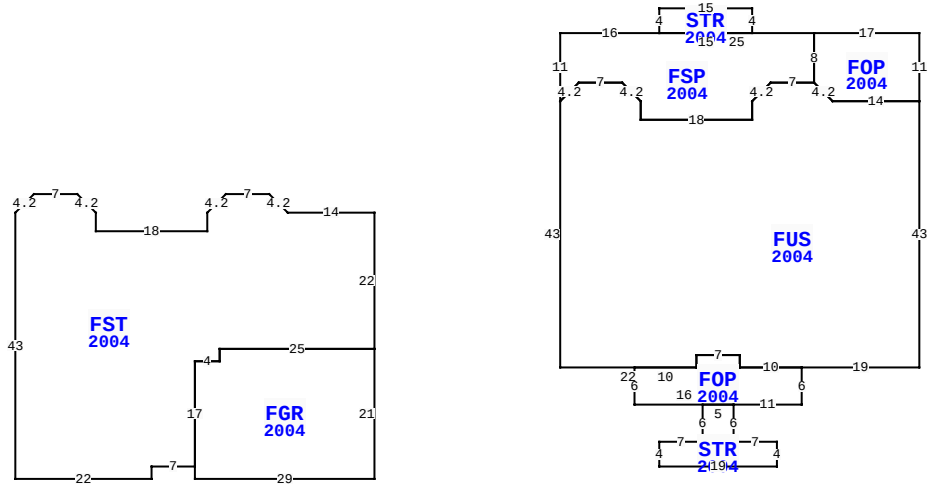
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 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
FGR	601	55	2004	331	47,808
FOP	176	30	2004	53	7,655
FOP	183	30	2004	55	7,944
FSP	450	40	2004	180	25,998
FST	1,885	55	2004	1,037	149,780
FUS	2,486	100	2004	2,486	359,068
STR	60	10	2004	6	866
STR	106	10	2004	11	1,588
TOTALS	5,947			4,159	600,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,159	101.2880	160.04	665,606	2004	2004	0	0	0	9.75	90.25

2 SFR CUST – 100% - 2020 Heated Area: 2486 HX Base Yr 2020



940208 OLD NASSAUVILLE 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 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		600,709
TOTAL MARKET OB/XF VALUE		84,207
TOTAL LAND VALUE - MARKET		172,500
TOTAL MARKET VALUE		857,416
SOH/AGL Deduction		267,984
ASSESSED VALUE		589,432
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		538,710
TOTAL JUST VALUE		857,416
NCON VALUE		58,265
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230012840	POOL	90,000	10/05/2023
B0412216	NEW CONSTR	264,028	06/01/2004
4257	N/A	31,920	10/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2322/1318	11/25/2019	WD	Q	I	01	546,300
GRANTOR: GAY OLIN ROBERT JR &						
GRANTEE: DAVLIN HELEN						
0881/0852	5/04/1999	WD	Q	I		98,000
GRANTOR: STOKES CHARLES M						
GRANTEE: GAY O ROBERT JR & J						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2004] W14 U3 L3 W7 D3 L3 S3 W18 N3 U3 L3 W7 D3 L3 S43 E22 N2 E7 FGR=[YR=2004] S2 E29 N21 W25 S2 W4 S17$ N17 E4 N2 E25 N22$ PTR= S25 E30FUS=[YR=2004] N43 FSP=[YR=2004] N11 E16 STR=[YR=2004] N4 E15 S4 W15$ E25 FOP=[YR=2004] E17 S11 W14 U3 L3 N8$ S8 W7 D3 L3 S3 W18 N3 L3 U3 W7 D3 L3 $ U3 R3 E7 D3 R3 S3 E18 N3 R3 U3 E7 D3 R3 E14 S43 W19 FOP=[YR=2004] S6 W11 STR=[YR=2004] S6 E7 S4 W19 N4 E7N6 E5$ W16 N6 E10 N2 E7 S2 E10$ W10 N2 W7 S2 W22$ N25 W30 $.

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	7,814.00	SF	4.00	4.00	100	2004	2004	3	83	25,942	
2	0861	POOL GUNIT	0	100	0	0	309.00	SF	85.00	85.00	100	2025	2024		100	26,265	
3	0855	CONC PAVER	0	100	0	0	550.00	SF	10.00	10.00	100	2025	2024		100	5,500	
4	0300	BOAT DCK W	0	100	0	0	340.00	SF	40.00	40.00	100	2025	2024		100	13,600	
5	0462	ST/AL FNC	0	100	0	0	1,200.00	SF	10.00	10.00	100	2025	2024		100	12,000	
6	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900	

LAND DESCRIPTION

TOTAL OB/XF 84,207

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	000116	C	RES MARSH	100		RSF-1	92.00	0.00	1.15	AC		1.00	1.00	1.00	150,000.00	150,000.00	172,500							

REVIEW DATE 06/26/2024 BY NWX Total Acres: 1.15 Total Land Value: 172,500 Market: 0 Agricultural: 0 Common: 172,500 PRINTED 07/30/2025 BY SYS