

PT JOHNS CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 2338/28 &
OR 2627/1657

HOLLAND AARON W JR & JESSIE R PYE
940115 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-0000-0013-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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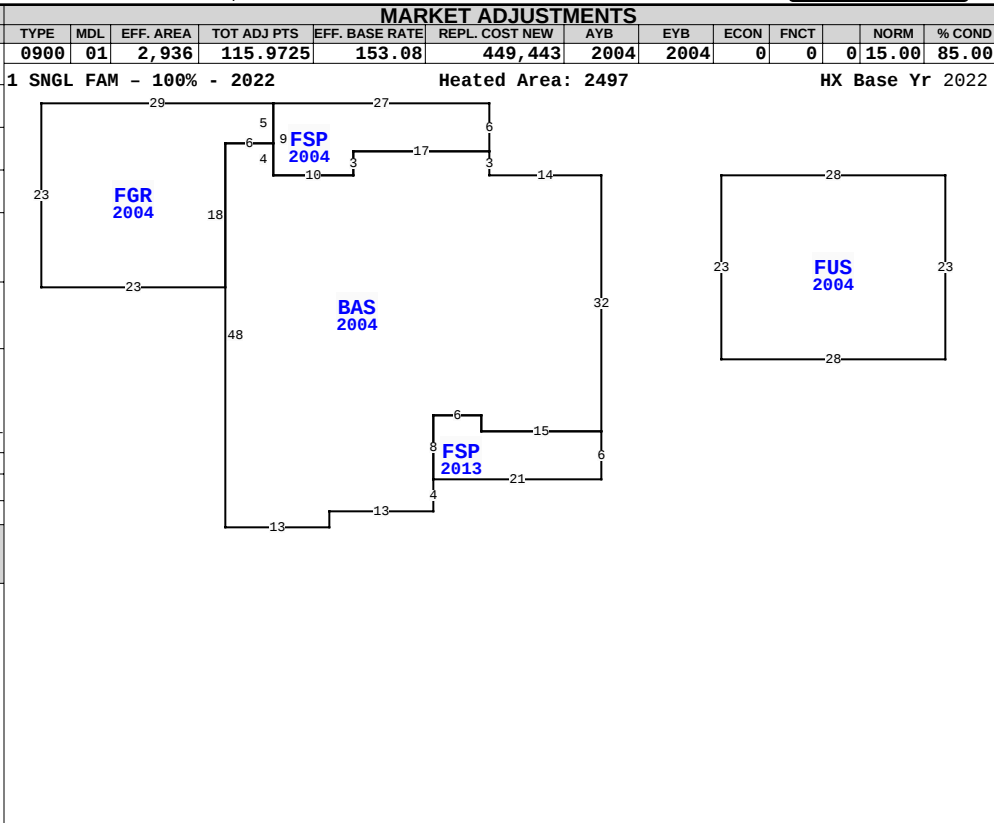
NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100	2004	1,853	241,108
FGR	559	55	2004	307	39,947
FSP	192	40	2004	77	10,019
FSP	138	40	2013	55	7,156
FUS	644	100	2004	644	83,796

TOTALS	3,386			2,936	382,027
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	4,049.00	SF	4.00
2	0812	CONCRETE C	0	100	0	0	1,016.00	SF	4.00
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00
4	0351	CARPORT MT	0	100	12	50	600.00	SF	10.00
5	0351	CARPORT MT	0	100	18	27	486.00	SF	13.00
6	0866	POOL FIBER	0	100	28	13	364.00	SF	72.00
7	0845	KOOL DECK	0	100	0	0	896.00	SF	7.25
8	0811	CONCRETE B	0	100	0	0	1,615.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	2.26



940115 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	100	0	0	4,049.00	SF	4.00	4.00	100	2004	2004	3	83	13,443	
2	0812	CONCRETE C	0	100	0	0	1,016.00	SF	4.00	4.00	100	2006	2006	3	86	3,495	
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2007	2007	3	27	1,296	
4	0351	CARPORT MT	0	100	12	50	600.00	SF	10.00	10.00	100	2007	2007	3	27	1,620	
5	0351	CARPORT MT	0	100	18	27	486.00	SF	13.00	13.00	100	2007	2007	3	27	1,706	
6	0866	POOL FIBER	0	100	28	13	364.00	SF	72.00	72.00	100	2021	2021	3	90	23,587	
7	0845	KOOL DECK	0	100	0	0	896.00	SF	7.25	7.25	100	2021	2021	3	99	6,431	
8	0811	CONCRETE B	0	100	0	0	1,615.00	SF	5.20	5.20	100	2025	2024	3	100	8,398	

TOTAL OB/XF													59,976		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
	OR	0.00	0.00	2.26	AC		1.00	1.00	1.00	100,000.00	100,000.00	2			

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		423,310	
TOTAL MARKET OB/XF VALUE		59,976	
TOTAL LAND VALUE - MARKET		226,000	
TOTAL MARKET VALUE		709,286	
SOH/AGL Deduction		279,758	
ASSESSED VALUE		429,528	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		378,806	
TOTAL JUST VALUE		709,286	
NCON VALUE		49,681	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		587,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230010322	MTL STORAGE	132,960	08/11/2023
B2116701	DEMOLITION	300	12/02/2021
B2106733	SWIM POOL	22,400	05/24/2021
M172186	H/AC	0	04/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2627/1657	3/01/2023	QC	U	V	11		100
GRANTOR: ARNETT PROPERTIES INC							
GRANTEE: HOLLAND AARON & JES							
2338/0028	2/03/2020	WD	Q	I	01		270,000
GRANTOR: GLANTON JAMES D JR &							
GRANTEE: HOLLAND AARON W JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W14 N3 FSP=[YR=2004] N6 W27 FGR=[YR=2004] W29 S23 E23 N18 E6 N5 \$ S9 E10 N3 E17\$ W17 S3 W10 N4 W6 S48 E13 N2 E13 N4 FSP=[YR=2013] E21 N6 W15 N2 W6 S8 \$ N8 E6 S2 E15 N32\$ PTR=E15 FUS=[YR=2004] S23 E28 N23 W28 \$ W15\$.									

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