

TOMASSETTI A JEFFREY
940564 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

45-2N-28-5240-0008-0010

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4					
VALUATION SUMMARY																	
VALUATION BY						STANDARD											
Tax Group: 4						Tax Dist:											
BUILDING MARKET VALUE						1,369,165											
TOTAL MARKET OB/XF VALUE						36,415											
TOTAL LAND VALUE - MARKET						600,000											
TOTAL MARKET VALUE						2,005,580											
SOH/AGL Deduction						1,100,305											
ASSESSED VALUE						905,275											
TOTAL EXEMPTION VALUE						HX HB WR		55,722									
BASE TAXABLE VALUE						849,553											
TOTAL JUST VALUE						2,005,580											
NCON VALUE						0											
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE						1,834,669											
PERMIT NUM				DESCRIPTION				AMT		ISSUED							
B25379				REPAIR/RRF				25,500		12/01/2011							
E14791				ELEC OTHER				2,000		04/01/2005							
M09474				MECH OTHER				0		03/01/2005							
C13807				CO ISSUED				421,940		12/01/2004							
B13807				NEW CONSTR				421,940		12/01/2004							
B0413808				CARPORT				32,060		10/08/2004							
SALES DATA																	
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE							
0773/0702			10/08/1996		WD	Q	I			248,700							
GRANTOR: GAUSE ROBERT F & RACH																	
GRANTEE: TOMASSETTI A JEFFRE																	
0372/0423			11/01/1982		WD	Q	V			29,000							
GRANTOR:																	
GRANTEE:																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2006;ORIG=0,-15] N42 W32 W13 S42 E14 E1 N1 E16 S1 E14																	
FUS=[YR=2006;ORIG=-50,0] W1 N2 W5.1 W0.11 S2 W5 N8 W20 S8 W3																	
S4 W9 S19 E9 N1 E3 S1 E1 S1 E10 N7 W5 N3 E6 D2R2 S8 E4 S3																	
E9.11 E4.1 N27 \$																	
FDC=[YR=2006;ORIG=15,0] E24 S36 W24 N36 \$																	
BAS=[YR=2006;ORIG=0,0] W24 S21 W2 S4 E5 S10 E7 N9 E14 N16 N10																	
\$																	
BAL=[YR=2006;ORIG=-82,-8] N17 W23 S25 E23 N8 \$																	
FSP=[YR=2006;ORIG=-32,-57] N17 W23 S27 E10 N10 E13 \$																	
SFB=[YR=2006;ORIG=-24,0] W8 S35 E11 N10 W5 N4 E2 N21 \$																	
FOP=[YR=2006;ORIG=-55,-47] S27 E10 N27 W10 \$																	
LAND ALUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
600,000																	
Common: 600,000																	
PRINTED 07/30/2025 BY SYS																	

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FERNANDINA BEACH, FL 32034

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
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