

S 40 FT OF LOT 8 & ALL OF 9
NE 25 FT OF LOT 10
PT OR 2264/97

DOUGLAS ARTHUR B & BARBARA M FAMILY TRUST/DOUGLAS
940538 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-5240-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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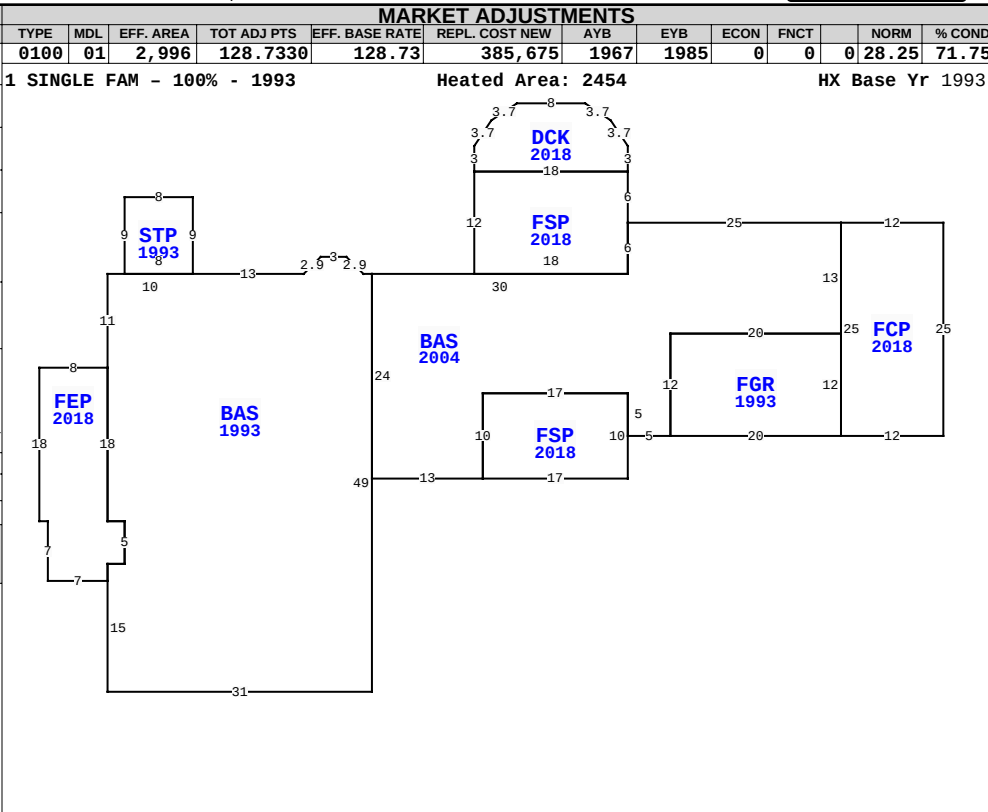
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1993	1,519	140,301
BAS	935	100	2004	935	86,360
DCK	124	10	2018	12	1,109
FCP	300	25	2018	75	6,927
FEP	203	80	2018	162	14,963
FGR	240	55	1993	132	12,192
FSP	170	40	2018	68	6,281
FSP	216	40	2018	86	7,943
STP	72	10	1993	7	646

TOTALS	3,779			2,996	276,722
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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	7,681.00	SF	4.00
2	0820	WOOD WALK	0	100	0	0	645.00	SF	11.75
3	0300	BOAT DCK W	0	100	0	0	392.00	SF	40.00
4	0510	GARAGE WD-	0	100	22	20	440.00	SF	35.00
5	0920	CWALL-WD/M	0	100	0	0	75.00	LF	390.00
6	0476	VF 6 SBPL	0	100	0	0	250.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-	1265.00	430.00	265.00

REVIEW DATE	05/10/2019	BY	KW
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940538 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	7,681.00	SF	4.00	4.00	100	2003	2003	3	82	25,194	
2	0820	WOOD WALK	0	100	0	0	645.00	SF	11.75	11.75	100	2003	2003	3	40	3,032	
3	0300	BOAT DCK W	0	100	0	0	392.00	SF	40.00	40.00	100	2003	2003	3	30	4,704	
4	0510	GARAGE WD-	0	100	22	20	440.00	SF	35.00	35.00	100	1990	1990	3	20	3,080	
5	0920	CWALL-WD/M	0	100	0	0	75.00	LF	390.00	390.00	100	1995	1995	3	20	5,850	
6	0476	VF 6 SBPL	0	100	0	0	250.00	LF	32.00	32.00	100	2019	2019	3	94	7,520	

TOTAL OB/XF															49,380		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
RSF-	1265.00	430.00	265.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	1,						

Total Acres: 0.00	Total Land Value: 1,060,000	Market: 0	Agricultural: 0	Common: 1,060,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		297,744	
TOTAL MARKET OB/XF VALUE		49,380	
TOTAL LAND VALUE - MARKET		1,060,000	
TOTAL MARKET VALUE		1,407,124	
SOH/AGL Deduction		1,060,085	
ASSESSED VALUE		347,039	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		291,317	
TOTAL JUST VALUE		1,407,124	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,129,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7851	REPAIR/RRF	1,500	02/17/1992
5945	CHNGE SRVC	75	05/23/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2264/0097	3/22/2019	WD	U	I	11	100			
GRANTOR: DOUGLAS ARTHUR B & BA									
GRANTEE: DOUGLAS ARTHUR B &									
0653/0438	3/30/1992	WD	Q	I	01	60,000			
GRANTOR: PICKNEY JAMES & K									
GRANTEE: DOUGLAS ART & B									

BUILDING NOTES									
BUILDING DIMENSIONS									
FCP=[YR=2018] W12 BAS=[YR=2004] W25 FSP=[YR=2018] N6 DCK=[YR=2018] N3 U3 L2 U2 L3 W8 L3 D2 D3 L2 S3 E18\$ W18 S12 E18 N6\$ S6 W30 BAS=[YR=1993] W1 U2 L2 W3 L2 D2 W13 STP=[YR=1993] N9 W8 S9 E8\$ W10 S11 FEP=[YR=2018] W8 S18 E1 S7 E7 N2 E2 N5 W2 N18\$ S18 E2 S5 W2 S15 E31 N49\$ S24 E13 FSP=[YR=2018] E17 N10 W17 S10\$ N10 E17 S5 E5 FGR=[YR=1993] E20 N12 W20S12\$ N12 E20 N13\$ S25 E12 N25\$.									

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