TRACT 7
IN OR 2749 PG 474
HOLLY POINT UNIT 1 UNR

RANGEL NICHOLAS J & CHRISTINE L/E/
940018 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525A-0007-0000

BUILDING CHARACTERISTICS

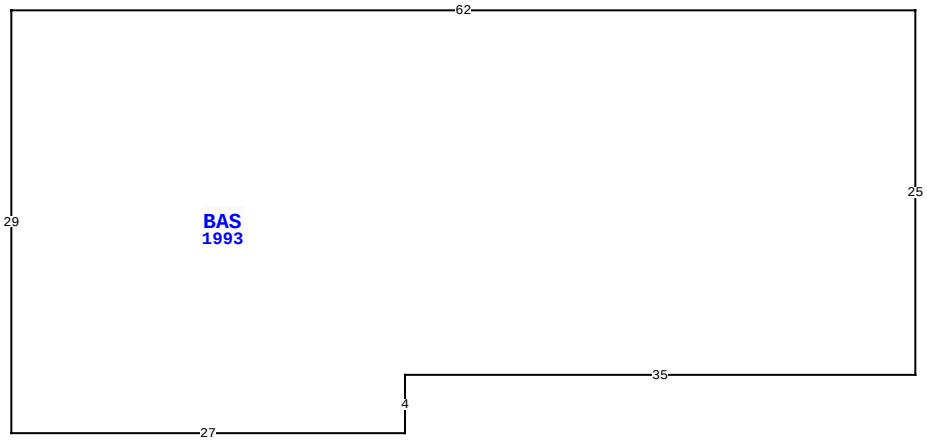
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1993	1,658	126,872
TOTALS	1,658			1,658	126,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,658	110.5000	110.50	183,209	1978	1980	0	0	0	30.75	69.25

1 SINGLE FAM – 100% - 2000 Heated Area: 1658 HX Base Yr 2000



940018 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	05/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,872
TOTAL MARKET OB/XF VALUE		9,636
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		216,508
SOH/AGL Deduction		115,868
ASSESSED VALUE		100,640
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,918
TOTAL JUST VALUE		216,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992138	REPAIR/RRF	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2749/474	11/07/2024	LE	U	I	11	100
GRANTOR: RANGEL NICHOLAS J & C						
GRANTEE: RANGEL NICHOLAS JOS						
0596/0325	5/01/1990	WD	Q	I		74,000
GRANTOR: LEWIS DEBORAH W						
GRANTEE: RANGEL NICHOLS & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S29 E27 N4 E35 N25 $.

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	0810	CONCRETE A	0	100	0	0	346.00	SF	6.50	6.50	100	1978	1978	3	28	630	
2	0511	GARAGE CB-	0	100	22	26	572.00	SF	30.00	30.00	100	1976	1976	3	26	4,462	
3	0866	POOL FIBER	0	100	13	15	195.00	SF	72.00	72.00	100	1980	1980	3	20	2,808	
4	0940	SHEDS/PORT	0	100	4	5	20.00	SF	20.10	20.10	100	1980	1980	3	20	80	
5	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40	
6	0940	SHEDS/PORT	0	100	8	26	208.00	SF	20.10	20.10	100	1976	1976	3	20	836	
7	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1980	1980	3	30	780	

LAND DESCRIPTION

TOTAL OB/XF 9,636

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	000100	C	RES	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS