TRACT 22
IN OR 1876/780
R787560 & R787561

MASTERS MATTHEW SHAWN
PO BOX 6201
FERNANDINA BEACH, FL 32035-6201

2025

45-2N-28-525A-0022-0000

BUILDING CHARACTERISTICS

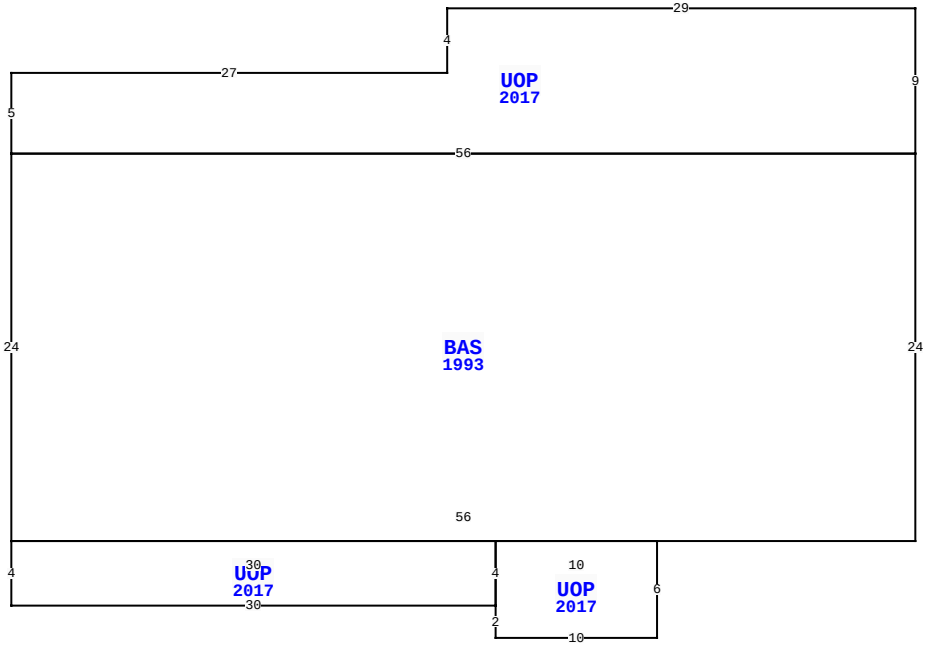
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	02	MIN PLYWD 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,344	100	1993	1,344	22,214
UOP	60	25	2017	15	248
UOP	120	25	2017	30	496
UOP	396	25	2017	99	1,636
TOTALS	1,920			1,488	24,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,488	103.3000	82.64	122,968	1979	1979	0	0	10	70.00	20.00

1 M/H 93- – 100% - 1999 Heated Area: 1344 HX Base Yr 1999



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

940059 OLD NASSAUVILLE RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	24,594
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	104,594
SOH/AGL Deduction	75,513
ASSESSED VALUE	29,081
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	4,081
TOTAL JUST VALUE	104,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1876/0780	8/29/2013	QC	U	I	11	100
GRANTOR: MASTERS MATTHEW SHAWN						
GRANTEE: MASTERS MATTHEW SHA						
1873/1922	8/18/2013	QC	U	I	11	100
GRANTOR: MASTERS TINA						
GRANTEE: MASTERS MATTHEW S &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] N9 W29 S4 W27 S5 E56$ BAS=[YR=1993] W56 S24
UOP=[YR=2017] S4 E30 UOP=[YR=2017] S2 E10 N6 W10 S4$ N4
W30$ E56 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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