LOT 1
KASIE HILL SUB PB 6/102

**NELSON TAYLOR & TYLER**
940710 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

**2025**

**45-2N-28-545K-0001-0000**

## BUILDING CHARACTERISTICS

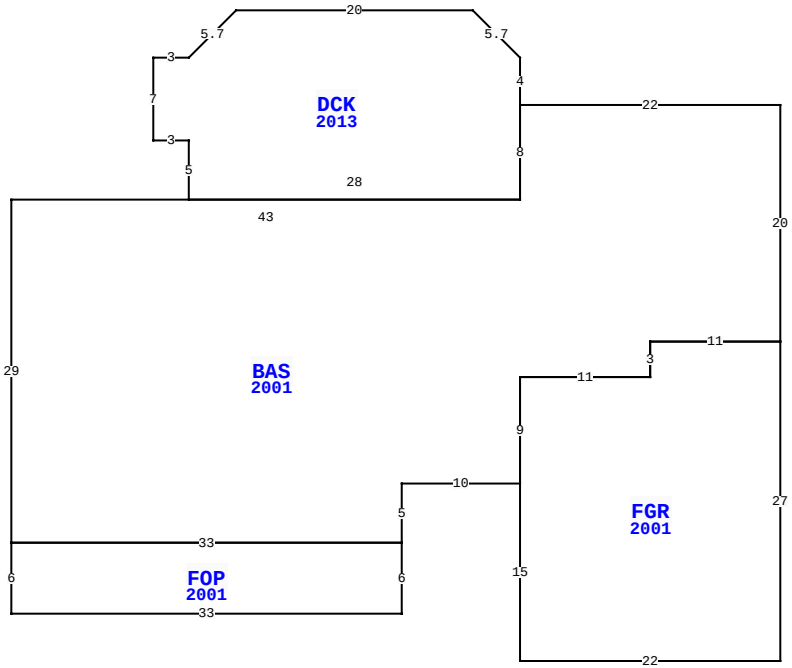
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,670 | 100 | 2001 | 1,670 | 217,799 |
| DCK | 453 | 10 | 2013 | 45 | 5,869 |
| FGR | 561 | 55 | 2001 | 309 | 40,300 |
| FOP | 198 | 30 | 2001 | 59 | 7,695 |
| TOTALS | 2,882 | | | 2,083 | 271,661 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,083 | 111.3280 | 146.95 | 306,097 | 2001 | 2001 | 0 | 0 | 0 | 11.25 | 88.75 |

1 SNGL FAM – 100% - 2022 Heated Area: 1670 HX Base Yr 2022




940710 OLD NASSAUVILLE RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 271,661 |
| TOTAL MARKET OB/XF VALUE | | 7,015 |
| TOTAL LAND VALUE - MARKET | | 104,000 |
| TOTAL MARKET VALUE | | 382,676 |
| SOH/AGL Deduction | | 115,861 |
| ASSESSED VALUE | | 266,815 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 211,093 |
| TOTAL JUST VALUE | | 382,676 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 343,813 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0108127 | NEW CONSTR | 109,000 | 04/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2485/1023 | 8/05/2021 | WD | Q | I | 01 | 338,000 |
| GRANTOR: SAULS ROLEN E & KELLE | | | | | | |
| GRANTEE: NELSON TAYLOR & TYL | | | | | | |
| 1229/0191 | 5/10/2004 | WD | Q | I | | 162,000 |
| GRANTOR: KNIGHT ERNEST D & WEN | | | | | | |
| GRANTEE: SAULS ROLEN E & KEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W22 DCK=[YR=2013] N4 U4 L4 W20 D4 L4 W3 S7 E3 S5 E28 N8$ S8 W43 S29 FOP=[YR=2001] S6 E33 N6 W33 $ E33 N5 E10 FGR=[YR=2001] S15 E22 N27 W11 S3 W11 S9 $ N9 E11 N3 E11 N20 $ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,220.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 79 | 7,015 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,015

| 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 | | RSF-1 | 0.00 | 0.00 | 1.04 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 104,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.04 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 07/30/2025 BY SYS