LOT 2
IN OR 2658/426
KASIE HILL SUB PB 6/102

JONES JARED & BROOK YVONNE
940732 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-545K-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

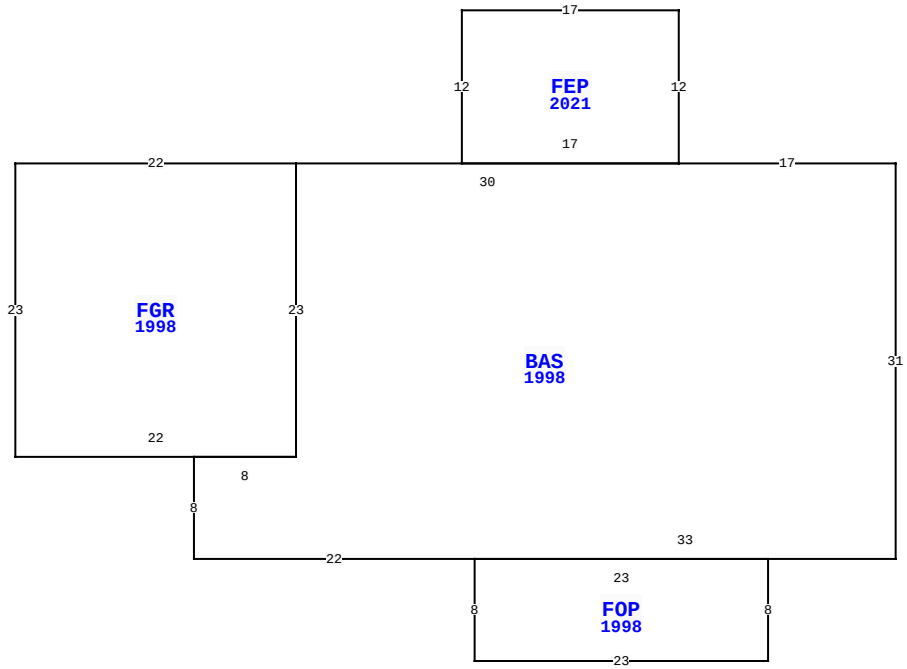
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	1998	1,521	177,469
FEP	204	80	2021	163	19,019
FGR	506	55	1998	278	32,437
FOP	184	30	1998	55	6,417
TOTALS	2,415			2,017	235,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,017	132.5940	132.59	267,434	1998	2008	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1521 HX Base Yr 2024



940732 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,042
TOTAL MARKET OB/XF VALUE		28,354
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		352,396
SOH/AGL Deduction		19,991
ASSESSED VALUE		332,405
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,683
TOTAL JUST VALUE		352,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1905706	REPAIR/RRF	15,775	07/01/2019
E23750	CHNGE SRVC	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2658/426	8/02/2023	WD	Q	I	01	435,000
GRANTOR: STILLWAGONER HARVEY E						
GRANTEE: JONES JARED & BROOK						
2287/0341	6/25/2019	WD	Q	I	01	220,000
GRANTOR: TRANTHAM-WILLIAMS NAN						
GRANTEE: STILLWAGONER HARVEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W17 FEP=[YR=2021] N12 W17 S12 E17$ W30 FGR=[YR=1998] W22 S23 E22 N23$ S23 W8 S8 E22 FOP=[YR=1998] S8 E23 N8 W23$ E33 N31 $.

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	0811	CONCRETE B	0	100	0	0	1,020.00	SF	5.20	5.20	100	1998	1998	3	73	3,872	
2	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2024	2020		86	3,784	
3	0812	CONCRETE C	0	100	0	0	5,280.00	SF	4.00	4.00	100	2024	2020		98	20,698	

LAND DESCRIPTION

TOTAL OB/XF 28,354

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	0.80	AC		1.00	1.00	1.00	100,000.00	100,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.80 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

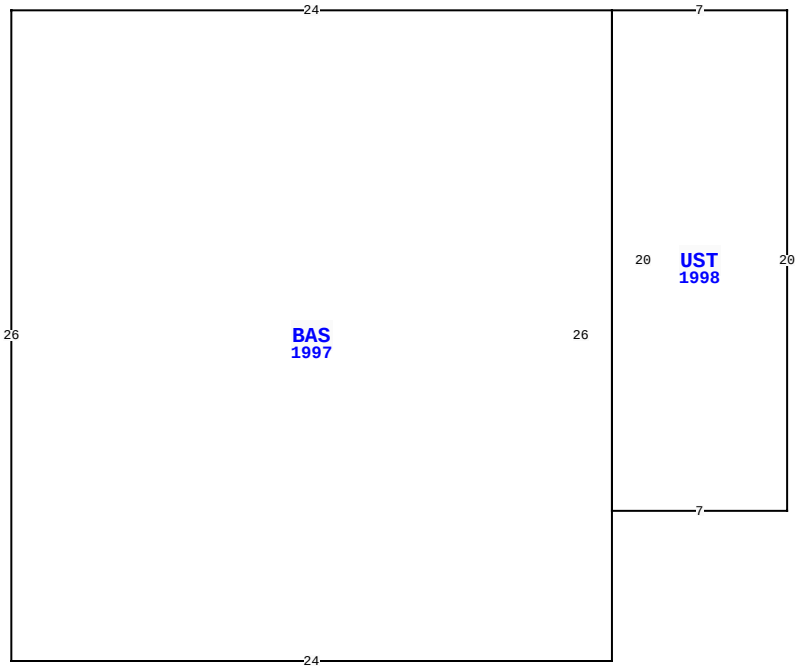
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1997	624	7,902
UST	140	45	1998	63	798
TOTALS	764			687	8,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	687	67.1000	24.83	17,058	1997	1997	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 2024 Heated Area: 624 HX Base Yr 2024



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GRANTOR: TRANTHAM-WILLIAMS NAN						
GRANTEE: STILLWAGONER HARVEY						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1998] W7 BAS=[YR=1997] W24 S26 E24 N26$ S20 E7 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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