

GRUBBS KERRY S & KIM P
940832 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-549S-0007-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4	
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4					Tax Dist:			
BUILDING MARKET VALUE					805,054			
TOTAL MARKET OB/XF VALUE					137,687			
TOTAL LAND VALUE - MARKET					792,000			
TOTAL MARKET VALUE					1,734,741			
SOH/AGL Deduction					923,054			
ASSESSED VALUE					811,687			
TOTAL EXEMPTION VALUE					HX HB		50,722	
BASE TAXABLE VALUE					760,065			
TOTAL JUST VALUE					1,734,741			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					1,659,847			
PERMIT NUM				DESCRIPTION		AMT		ISSUED
B19347				SWIM POOL		55,000		01/01/2007
SALES DATA								
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1345/0852		8/26/2005	WD	Q	I		1,150,000	
GRANTOR: CARTER JAMES W & MARI								
GRANTEE: GRUBBS KERRY S & KI								
0971/1495		2/21/2001	WD	Q	V		145,000	
GRANTOR: SHEFFIELD WILLIAM F &								
GRANTEE: CARTER JAMES & MARI								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2002] W17 FSP=[YR=2002] W40 S4 W4 S4 W9 S20 E7 N16 E11 N2 E35 N10 \$ S10 W35 S2 W11 S16 W7 S28 FGR=[YR=2002] S35 E25 N40 W13 S5 W12 \$ E12 N5 E13 N6 E3 S2 E12 FOP=[YR=2002] S6 E2 STR=[YR=2002] S2 E2 S2 E5 N2 E2 N2 W9 \$ E11 N6 W2 N4 W9 S4 W2 \$ E2 N4 E9 S4 E19 N47\$ PTR= E20 FOP=[YR=2002] E35 S10 FUS=[YR=2002] S18 W25 S15 E10 S39 W24 N39 E10 N15 W6 N18 E35 \$ W35 N10 \$ W20 \$.								
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
92,000								
Common: 792,000								
PRINTED 07/30/2025 BY SYS								

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REVIEW DATE 04/26/2019 BY KWX Total Acres: 0.00 Total Land Value: 792,000 Market: 0 Agricultural: 0 Common: 792,000 PRINTED 07/30/2025 BY SYS