



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100

Quality	04	Quality Level 04
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	2,525	100	2007	2,525	594,621
FGR	1,029	55	2007	566	133,289
FOP	40	30	2007	12	2,826
FOP	105	30	2007	32	7,536
FOP	590	30	2007	177	41,682
FOP	590	30	2007	177	41,682
FST	36	55	2019	20	4,710
FST	36	55	2019	20	4,710
FUS	1,817	100	2007	1,817	427,892
FUS	520	100	2019	520	122,456
TOTALS	7,360			5,873	1,383,054

** This building has 11 Sub-Areas

940842 OLD NASSAUVILLE RD, FERNANDINA BEACH

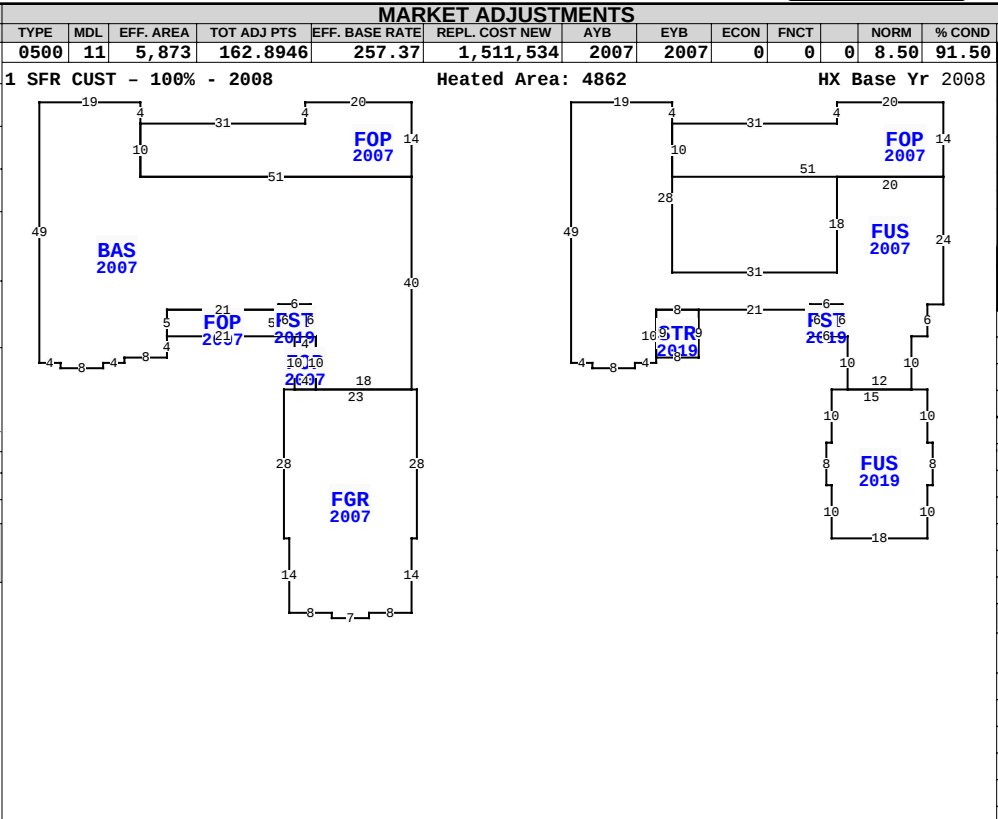
BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	05/09/2025
AG DATE	MLU

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
1	0300	BOAT DCK W	0	100	690	5	3,450.00	SF	40.00	40.00	100	2004	2004	3	32	44,160	
2	0300	BOAT DCK W	0	100	20	12	240.00	SF	54.00	54.00	100	2004	2004	3	32	4,147	
3	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2004	2004	3	21	483	
4	0303	FLT DOCK W	0	100	22	10	220.00	SF	26.00	26.00	100	2004	2004	3	32	1,830	
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	840	
6	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	24	600	
7	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2007	2007	3	44	14,025	
8	0855	CONC PAVER	0	100	0	0	2,442.00	SF	10.00	10.00	100	2007	2007	3	87	21,245	
9	0911	SCRN RM A	0	100	52	30	1,560.00	SF	17.50	17.50	100	2007	2007	3	27	7,371	
10	0877	JACUZZI	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	27	1,350	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000131	C
2	000131	C

TOTAL OB/XF																				96,051									
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											
RSF-	1111.00	631.00	111.00	FF		1.00	1.00	0.90	8,000.00	7,200.00	799,200																		
RSF-	1115.00	661.00	115.00	FF		1.00	1.00	0.86	8,000.00	6,880.00	791,200																		
Total Acres: 0.00		Total Land Value: 1,590,400				Market: 0				Agricultural: 0				Common: 1,590,400				PRINTED 07/30/2025 BY SYS											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	1,383,054		
TOTAL MARKET OB/XF VALUE	141,412		
TOTAL LAND VALUE - MARKET	1,590,400		
TOTAL MARKET VALUE	3,114,866		
SOH/AGL Deduction	1,421,908		
ASSESSED VALUE	1,692,958		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	1,642,236		
TOTAL JUST VALUE	3,114,866		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,962,976		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704455	H/AC	0	07/01/2017
B19569	ADDITION	23,380	03/01/2007
B19349	SWIM POOL	41,000	01/01/2007
M11895	MECH OTHER	0	08/01/2006
E17100	ELEC OTHER	10,000	04/01/2006
P10969	OTHER	0	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2285/0772	6/17/2019	WD U	I	I	11	100
GRANTOR: WALL WILLIAM J & CARO						
GRANTEE: WALL LIVING TRUST						
2266/21	3/13/2019	WD U	I	I	11	100
GRANTOR: WALL WILLIAM J & CARO						
GRANTEE: WALL LIVING TRUST						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2007] W20 S4 W31 BAS=[YR=2007] N4 W19 S49 E4 S1 E8 N1 E4 N1 E8 N4 FOP=[YR=2007] E21 FST=[YR=2019] E3 FOP=[YR=2007] S10 FGR=[YR=2007] W2 S28 E1 S14 E8 S1 E7 N1 E8 N14 E1 N28 W23 \$ E4 N10 W4 \$ E3 N6 W6 S6\$ N5 W21 S5\$ N5 E21 N1 E6 S6 E1 S10 E18 N40 W51 N10 \$ S10 E51 N14 \$ PTR =E30 FUS=[YR=2007] E19 S4 FOP=[YR=2007] E31 N4E20 S14 W51 N10\$ S28 E31 N18 E20 S24 W3 S6 W3 S10 FUS=[YR=2019] E3 S10E1 S8 W1S10 W18 N10 W1 N8 E1 N10 E15 \$W12 N10 W1 FST=[YR=2019] W6 N6 E6 S6\$ N6 W6 S1 W21 STR=[YR=2019] S9 W8 N9 E8\$ W8 S10 W4 S1 W8 N1 W4 N49 \$ W30\$.	

WALL LIVING TRUST/WALL WILLIAM J TRUSTEE
940842 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

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