LOT 6
SHEFFIELD BLUFF #2 PB 6/327

ANDREE LESLIE J
940894 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-549T-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

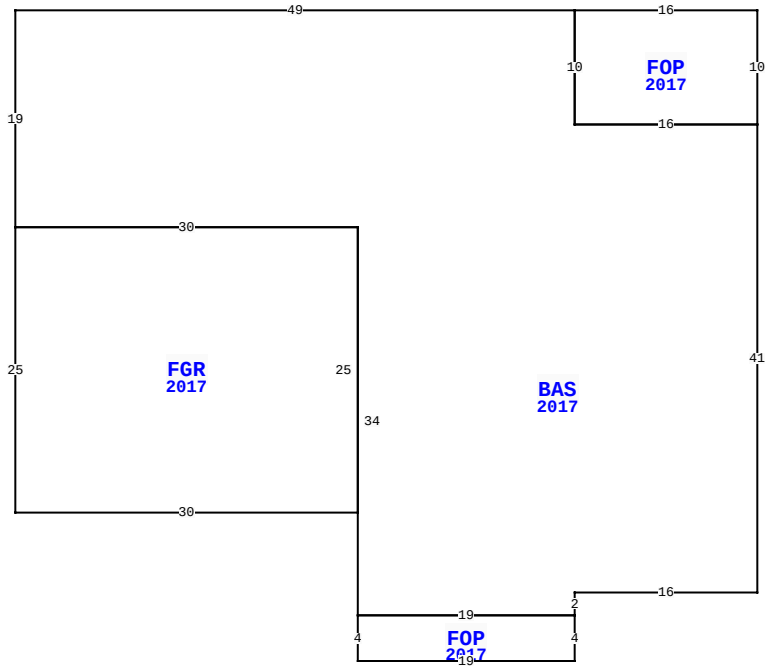
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,233	100	2017	2,233	346,605
FGR	750	55	2017	412	63,950
FOP	76	30	2017	23	3,570
FOP	160	30	2017	48	7,451
TOTALS	3,219			2,716	421,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,716	121.2288	160.02	434,614	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2233 HX Base Yr 2020



940894 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 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		421,576
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		621,576
SOH/AGL Deduction		334,717
ASSESSED VALUE		286,859
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		236,137
TOTAL JUST VALUE		621,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633157	CO ISSUED	0	04/11/2017
B1633157	NEW CONSTR	291,501	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2281/1878	5/29/2019	WD	U	I	30	350,000
GRANTOR: ANDREE JONATHAN G & W						
GRANTEE: ANDREE LESLIE J						
2064/0234	8/08/2016	SW	U	V	12	45,000
GRANTOR: SOUTHEASTERN BANK						
GRANTEE: ANDREE JONATHAN G &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W16 BAS=[YR=2017] W49 S19 FGR=[YR=2017] S25 E30 N25 W30$ E30 S34 FOP=[YR=2017] S4 E19 N4 W19$ E19 N2 E16 N41 W16 N10$ S10 E16 N10$.

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
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	2.00	100,000.00	200,000.00	200,000							

REVIEW DATE 03/09/2022 BY KWA Total Acres: 1.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS