LOT 8
SHEFFIELD BLUFF #2 PB 6/327

DIXON DEAN STEWART & CHERYL ANN
940868 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-549T-0008-0000

BUILDING CHARACTERISTICS

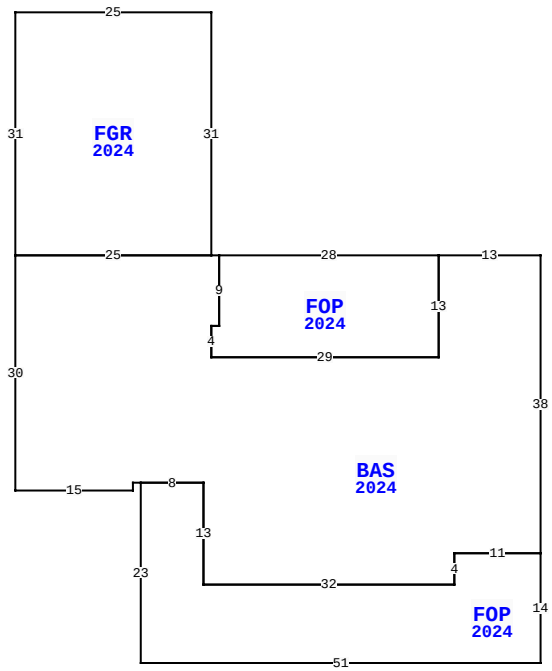
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,105	100	2024	2,105	361,113
FGR	775	55	2024	426	73,080
FOP	368	30	2024	110	18,871
FOP	658	30	2024	197	33,795
TOTALS	3,906			2,838	486,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,838	108.5760	171.55	486,859	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2105 HX Base Yr 2024



940868 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		486,859
TOTAL MARKET OB/XF VALUE		24,848
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		711,707
SOH/AGL Deduction		162,160
ASSESSED VALUE		549,547
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		448,825
TOTAL JUST VALUE		711,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012902	INGROUND POOL	77,000	11/15/2024
230013959			10/30/2023
2301271	NEW CONSTR	431,368	01/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/1380	6/01/2022	WD	Q	I	02	145,000
GRANTOR: LORENZO SOL TRUSTEE						
GRANTEE: DIXON DEAN STEWART						
1782/1298	2/28/2012	WD	U	I	30	100
GRANTOR: LORENZO SOL						
GRANTEE: LORENZO SOL TRUSTEE						

BUILDING NOTES

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
2	0812	CONCRETE C	0	100	0	0	1,392.00	SF	4.00	4.00	100	2024	2023		100	5,568	
3	0476	VF 6 SBPL	0	100	0	0	432.00	LF	32.00	32.00	100	2024	2023		99	13,686	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=87,10] S13 W29 N4 E1 N9 W1 W25 S30 E15 N1
E1 E8 S13 E32 N4 E11 N38 W13 $
FGR=[YR=2024;ORIG=33,-21] E25 S31 W25 N31 $
FOP=[YR=2024;ORIG=49,39] E8 S13 E32 N4 E11 S14 W51 N23 $
FOP=[YR=2024;ORIG=59,10] E28 S13 W29 N4 E1 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 24,848

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	1.00	AC		1.00	1.00	2.00	100,000.00	200,000.00	200,000							

REVIEW DATE 01/17/2024 BY DJ Total Acres: 1.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS