



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100	1996	1,418	179,933
FGR	396	55	1996	218	27,662
FOP	16	30	1996	5	634
PTO	100	5	1996	5	634
TOTALS	1,930			1,646	208,864

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	528.00	SF	6.50	6.50	100	1996
2	0479	VF PICKET	0	0	0	32.00	LF	10.00	10.00	100	1998
3	0940	SHEDS/PORT	0	0	8	96.00	SF	30.00	30.00	100	1998
4	0681	POLE SHED	0	0	10	160.00	SF	15.00	15.00	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,646	105.0600	138.68	228,267	1996	2006	0	0	8.50	91.50
1 SNGL FAM - 0% - 0 Heated Area: 1418 HX Base Yr											
940677 OLD NASSAUVILLE RD, FERNANDINA BEACH											
BLD DATE 05/09/2025 MLU											

TOTAL OB/XF											
3,712											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		208,864	
TOTAL MARKET OB/XF VALUE		3,712	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		312,576	
SOH/AGL Deduction		56,107	
ASSESSED VALUE		256,469	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		256,469	
TOTAL JUST VALUE		312,576	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/1177	7/27/2020	WD	Q	I	02	230,000
GRANTOR: MILLIKEN BILLY D & BE						
GRANTEE: HURST WILLIAM P & D						
1233/0566	5/25/2004	WD	Q	I		134,000
GRANTOR: ADAMS JAMES B & JEAN						
GRANTEE: MILLIKEN BILLY D &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W13 PT0=[YR=1996] N10 W10 S10 E10\$ W26 N4 W6 S20 FGR=[YR=1996] S22 E18 N22 W18\$ E18 S22 E11 FOP=[YR=1996] E4 N4 W4 S4\$ N4 E4 S12 E12 N46\$.											