

BLK 28 LOTS 11,12,E'LY 10FT
OF LOTS 3 & 4 & PT LOT 13 IN
OR 2081/1860

LITTLE DENNIS M & MARY JULIA L/E/
940514 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0028-0110



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																		
Exterior Wall	14	WD SHINGLE 70	0900	01	1,999	114.4640	159.10	318,041	1927	1985	0	0	0	20.00	80.00	VALUATION SUMMARY																	
Exterior Wall	23	REINF CONC 30	1 SNGL FAM 0% - 0													Heated Area: 1485																	
Roof Structure	03	GABLE/HIP 100														HX Base Yr																	
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	12	HARDWOOD 100																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100																															
Bathrooms		1.5 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 100																															
Units		0 100																															
BUD8 Adjustme	02	DIST FB 100																															
Occupancy	00	NONE 100																															
Quality 03 Quality Level 03																VALUATION BY STANDARD																	
DOR CODE 0100 SINGLE FAMILY																Tax Group: 2 Tax Dist:																	
MAP NUM			MKT AREA			01																BUILDING MARKET VALUE 254,433											
NEIGHBORHOOD/LOC 1005.00																TOTAL MARKET OB/XF VALUE 4,352																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														TOTAL LAND VALUE - MARKET 412,500														
BAS	1,485	100	1993	1,485	189,011														TOTAL MARKET VALUE 671,285														
FEP	200	80	1993	160	20,365														SOH/AGL Deduction 184,620														
FOP	30	30	1993	9	1,146														ASSESSED VALUE 486,665														
UBM	1,685	20	1993	337	42,894														TOTAL EXEMPTION VALUE 0														
UOP	40	20	1993	8	1,018														BASE TAXABLE VALUE 486,665														
TOTALS 3,440			1,999			254,433																TOTAL JUST VALUE 671,285											
EXTRA FEATURES																NCON VALUE 0																	
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	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1990	1990	3	20	2,800																	
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152																	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	20	400																	
LAND DESCRIPTION																		TOTAL OB/XF 4,352															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0003	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.75	5,500.00	4,125.00	412,500																
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 412,500 Market: 0 Agricultural: 0 Common: 412,500 PRINTED 07/09/2026 BY SYS																																	