PT JOHN BACHELOT GRANT
SEC 24-3N-28E IN OR 1531/85 &
OR 2046/643

HOPE TIMOTHY A & JOY A
6314 SIOUX DRIVE
GRANBURY, TX 76049

2026

24-3N-28-0000-0002-0000

BUILDING CHARACTERISTICS

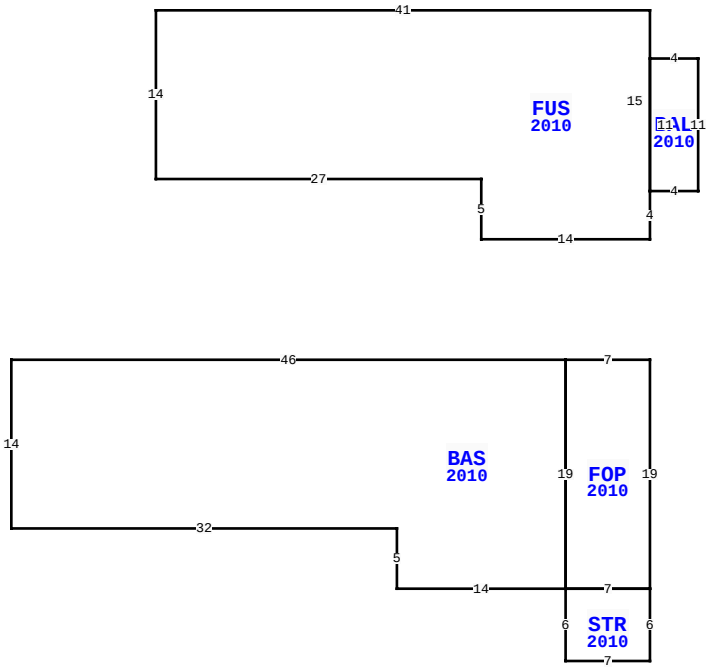
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	44	15	2010	7	1,422
BAS	714	100	2010	714	145,015
FOP	133	30	2010	40	8,124
FUS	644	100	2010	644	130,798
STR	42	10	2010	4	813
TOTALS	1,577			1,409	286,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,409	131.5600	218.39	307,712	2010	2010	0	0	0	7.00	93.00

1 SFR CUST 0% - 0 Heated Area: 1358 HX Base Yr



480 PINE TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	548,083
TOTAL MARKET OB/XF VALUE	1,940
TOTAL LAND VALUE - MARKET	61,000
TOTAL MARKET VALUE	611,023
SOH/AGL Deduction	109,805
ASSESSED VALUE	501,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	501,218
TOTAL JUST VALUE	611,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	585,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2007268	H/AC	4,718	08/01/2020
B1801130	NEW CONSTR	221,452	02/01/2018
B1801131	GARAGE	105,540	02/01/2018
C22916	CO ISSUED	0	06/17/2010
P14154	OTHER	0	02/01/2010
M15039	MECH OTHER	0	01/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2046/0643	5/10/2016	WD	U	V	37	50,000
GRANTOR: GRANGER DAVID A & PEG						
GRANTEE: HOPE TIMOTHY A & JO						
1696/0426	8/20/2010	FJ	U	V	18	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: MCKEE MARGARET A ET						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2010] W7 BAS=[YR=2010] W46 S14E32 S5E14 STR=[YR=2010] S6E7N6W7$ N19$ S19E7 N19$ PTR=N10 FUS=[YR=2010] N4 BAL=[YR=2010] E4N11W4S11$ N15 W41 S14E27S5E14$ S10$.

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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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	000116	C	RES MARSH	0	0007	RSF-2	0.00	0.00	0.61	AC		1.00	1.00	1.00	100,000.00	100,000.00	61,000							

REVIEW DATE 05/14/2024 BY KBA Total Acres: 0.61 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS

PT JOHN BACHELOT GRANT
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OR 2046/643

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

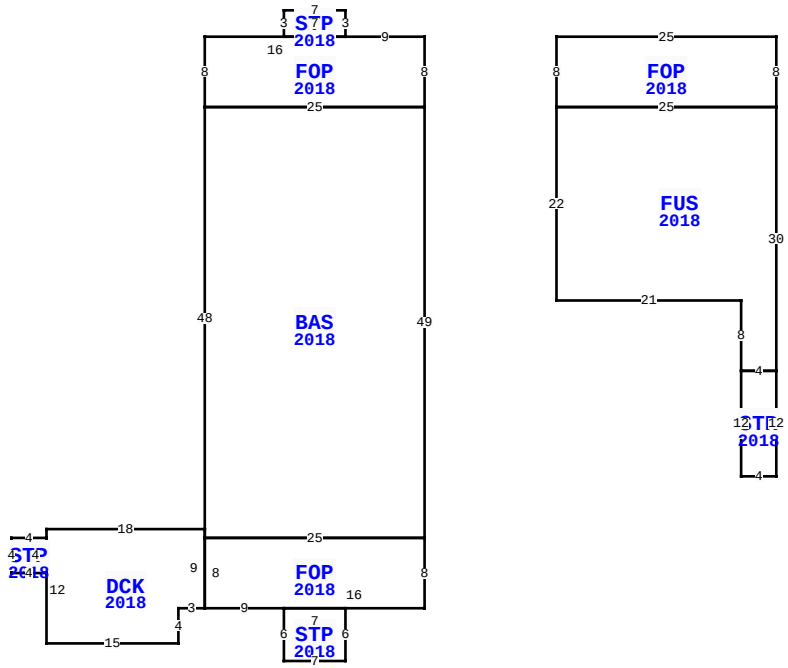
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100	2018	1,225	100,229
DCK	222	10	2018	22	1,800
FOP	200	30	2018	60	4,909
FOP	200	30	2018	60	4,909
FOP	200	30	2018	60	4,909
FUS	582	100	2018	582	47,619
STP	16	10	2018	2	164
STP	21	10	2018	2	164
STP	42	10	2018	4	327
STR	48	10	2018	5	409
TOTALS	2,756			2,022	165,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	2,022	150.6162	84.35	170,556	2018	2018	0	0	0	3.00	97.00

2 ACCESORY U 0% - 0 Heated Area: 1807 HX Base Yr



480 PINE TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	501,218
TOTAL JUST VALUE	611,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	585,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0922184	ELEC OTHER	1,950	10/01/2009
R0912121	REPAIR/RRF	3,000	10/01/2009
B0922916	NEW CONSTR	93,852	10/01/2009
WE00548	WELL	0	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2046/0643	5/10/2016	WD	U	V	37	50,000
GRANTOR: GRANGER DAVID A & PEG						
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1696/0426	8/20/2010	FJ	U	V	18	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: MCKEE MARGARET A ET						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W9 STP=[YR=2018] N3 W7 S3 E7 $ W16 S8
BAS=[YR=2018] S48 DCK=[YR=2018] W18 S1 STP=[YR=2018] W4 S4
E4 N4$ S12 E15 N4 E3 FOP=[YR=2018] E9 STP=[YR=2018] S6 E7 N6
W7$ E16 N8 W25 S8$ N9$ S1 E25 N49 W25$ E25 N8$ PTR=E15
FOP=[YR=2018] E25 S8 FUS=[YR=2018] S30 STR=[YR=2018] S12 W4
N12 E4$ W4 N8 W21 N22 E25$ W25 N8$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/14/2024 BY KBA Total Acres: 0.61 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS

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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

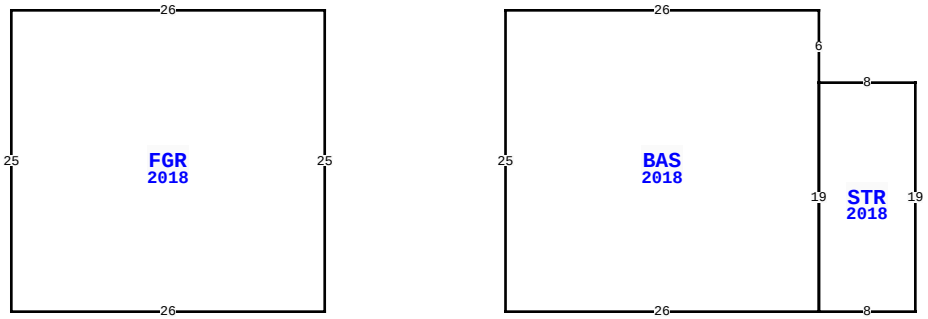
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	650	100	2018	650	61,297
FGR	650	55	2018	358	33,761
STR	152	10	2018	15	1,414
TOTALS	1,452			1,023	96,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	1,023	173.5992	97.22	99,456	2018	2018	0	0	0	3.00	97.00

3 ACCESORY U 0% - 0 Heated Area: 650 HX Base Yr



NASSAU COUNTY PROPERTY

PAGE 3 of 3 8

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PREVIOUS YEAR MKT VALUE	585,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1696/0426	8/20/2010	FJ	U	V	18	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: MCKEE MARGARET A ET						

480 PINE TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W26 S25 E26 N25$ PTR= E15 BAS=[YR=2018] E26 S6 STR=[YR=2018] E8 S19 W8 N19$ S19 W26 N25$ W15$.

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

REVIEW DATE 05/14/2024 BY KBA Total Acres: 0.61 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS