LOT 61
IN OR 2063/638
ESMT OR 1769/590

MEYER FAMILY TRUST/MEYER WILLIAM H TRUSTEE
4326 GREENSVIEW DRIVE
COLUMBUS, OH 43220

2026

26-2N-28-006A-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
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	02	Quality Level 02

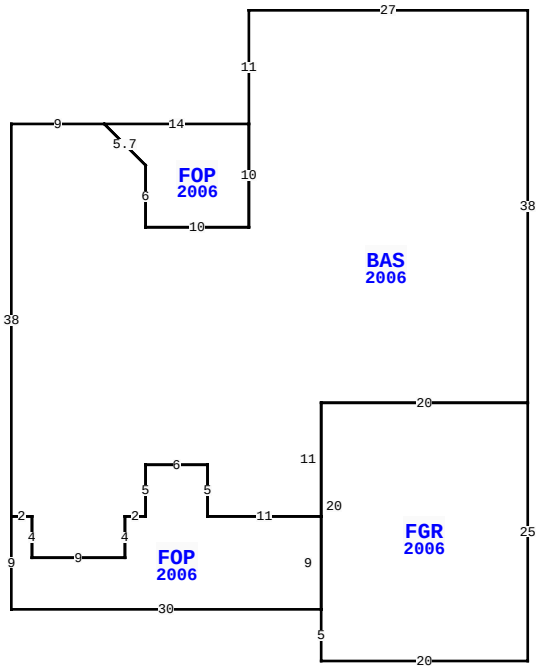
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	2006	1,875	250,119
FGR	500	55	2006	275	36,684
FOP	108	30	2006	32	4,269
FOP	264	30	2006	79	10,539
TOTALS	2,747			2,261	301,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,261	106.0409	147.40	333,271	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 0% - 0 Heated Area: 1875 HX Base Yr



95001 BUCKEYE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	301,610
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	424,690
SOH/AGL Deduction	23,452
ASSESSED VALUE	401,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,238
TOTAL JUST VALUE	424,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	439,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17968	NEW CONSTR	2,000	08/01/2006
M11956	H/AC	0	08/01/2006
P11322	NEW CONSTR	0	07/01/2006
C17096	CO ISSUED	230,000	02/01/2006
R08895	REPAIR/RRF	5,000	02/01/2006
B17096	NEW CONSTR	230,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2063/0638	7/15/2016	WD	U	I	11	100
GRANTOR: MEYER WILLIAM H & PAT						
GRANTEE: MEYER FAMILY TRUST						
1545/0592	1/08/2008	WD	U	I	21	240,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: MEYER WILLIAM H & P						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

BUILDING DIMENSIONS

BAS=[YR=2006] W27 S11 FOP=[YR=2006] W14 D4 R4 S6E10N10$ S10W10N6 U4 L4 W9 S38 FOP=[YR=2006] S9E30 FGR=[YR=2006] S5 E20N25W20S20$N9W11N5W6S5W2 S4W9N4W2$ E2S4E9N4E2N5E6S5E11 N11E20 N38$.

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS