IN OR 2658/912

LOVE JUSTIN MICHAEL & SHELBY
942111 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Frame	02	WOOD FRAME 100

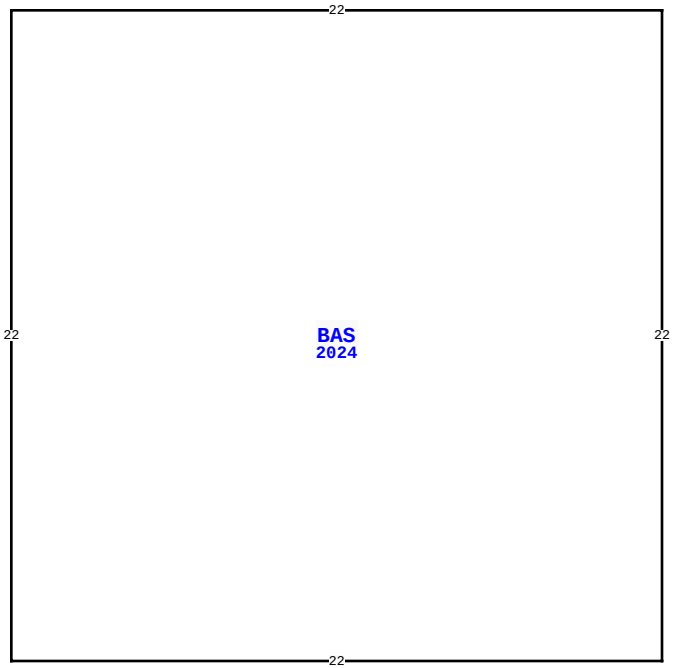
Quality	01	Quality Level 01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	484	100	2024	484	4,671
TOTALS	484			484	4,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	484	49.5000	19.30	9,341	1973	1973	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2024 Heated Area: 484 HX Base Yr 2024



942111 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,996
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		559,996
SOH/AGL Deduction		134,546
ASSESSED VALUE		425,450
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		369,039
TOTAL JUST VALUE		559,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013967	PROPOSED 150' MON	500,000	12/29/2025
B230010802	DEMO DWMH		08/22/2023
B25314	R/R	5,000	11/01/2011
230006425		0	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/912	8/01/2023	WD	Q	I	03	250,000
GRANTOR: WHITE ANITA						
GRANTEE: LOVE JUSTIN MICHAEL						
2603/0127	11/08/2022	FJ	U	I	11	0
GRANTOR: PORTIER WINDLE EST						
GRANTEE: WHITE ANITA & RICKY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=46,10] W22 S22 E22 N22 $
.

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	0510	GARAGE WD-	0	100	34	24	816.00	SF	35.00	35.00	100	1980	1980	3	20	5,712	
3	0351	CARPORT MT	0	100	12	40	480.00	SF	10.00	10.00	100	1995	1995	3	20	960	
4	0681	POLE SHED	0	100	37	48	1,776.00	SF	15.00	15.00	100	1993	1993	3	20	5,328	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	0.60	100,000.00	60,000.00	300,000							

REVIEW DATE 01/17/2024 BY DJ Total Acres: 5.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS

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2026

29-2N-28-0000-0001-0050

BUILDING CHARACTERISTICS

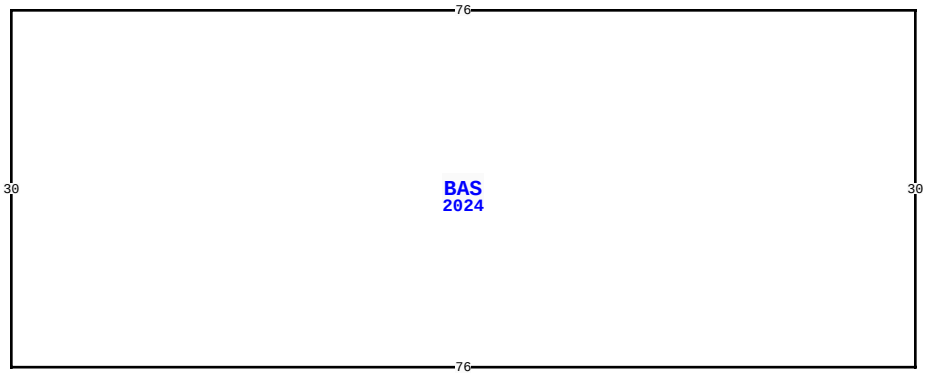
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	2,280	100	2024	2,280	243,326
TOTALS	2,280			2,280	243,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	121.0000	108.90	248,292	2023	2023	0	0	0	2.00	98.00

3 M/H 94+ 100% - 2024 Heated Area: 2280 HX Base Yr 2024



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PAGE 2 of 2 4

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2603/0127	11/08/2022	FJ	U	I	11	0
GRANTOR: PORTIER WINDLE EST						
GRANTEE: WHITE ANITA & RICKY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E76 S30 W76 N30 $
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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 01/17/2024 BY DJ Total Acres: 5.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS