

PT GOVT LOT 3 PAR 3-2
IN OR 1427/815
(EX ESMT PT OR 530/819 & EX

PETERS GEORGE MATTHEW
941946 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0000-0003-0020



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		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	5000	IMPROVED AG			
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	816	100	1993	816	93,493
FOP	105	30	1997	32	3,667
FOP	185	30	1997	56	6,416
TOTALS	1,106			904	103,577

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	904	131.8680	138.46	125,168	1960	1985	0	0	17.25	82.75

1 SINGLE FAM

0% - 0

Heated Area: 816

HX Base Yr

16

10

16

17

24

5

21

3

3

7

4

3

17

24

34

21

16

10

16

17

24

5

21

FOP

1997

BAS

1993

FOP

1997

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/09/2025

ML