

PT OF GOVT LOT 2
EX R/W IN OR 798/279
IN OR 766/1109

O'CONNER JAMES S & SANDIE G
941549 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0000-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

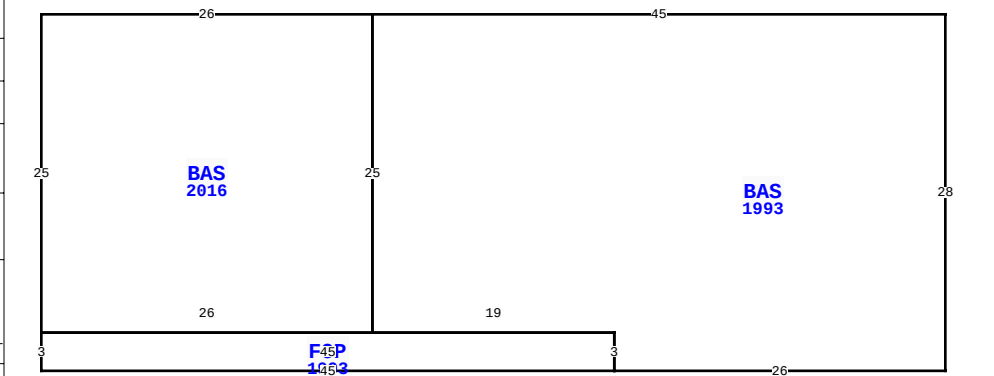
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,203	100	1993	1,203	137,170
BAS	650	100	2016	650	74,116
FOP	135	30	1993	40	4,561
TOTALS	1,988			1,893	215,847

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
4	0510	GARAGE WD-	0	100	40	45	1,800.00	SF	35.00	35.00	100
6	1242	WD DECK A	0	100	0	0	845.00	SF	10.00	10.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,893	100.8126	140.13	265,266	1979	1995	0	0	0 18.63	81.37
1 SNGL FAM			100% - 1997	Heated Area: 1853				HX Base Yr 1997			



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										215,847	
TOTAL MARKET OB/XF VALUE										26,425	
TOTAL LAND VALUE - MARKET										100,000	
TOTAL MARKET VALUE										342,272	
SOH/AGL Deduction										167,712	
ASSESSED VALUE										174,560	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										123,149	
TOTAL JUST VALUE										342,272	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										336,723	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110426	REPAIR/RRF	8,000	09/01/2021
B1531526	FGR TO BASE	43,465	12/08/2015
B0310836	XFOB	33,000	01/01/2003
963137	REMODEL	6,902	07/01/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0766/1109	7/26/1996	WD	Q	I	05	46,300			
GRANTOR: FEDERAL HOME LOAN MOR									
GRANTEE: O'CONNER JAMES & SA									
0747/1765	1/05/1996	CT	U	I	14	100			
GRANTOR: CLERK OF COURT									
GRANTEE: FEDERAL HOME LOAN M									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W45 BAS=[YR=2016] W26 S25 FOP=[YR=1993] S3 E45 N3 W45\$ E26 N25 \$ S25 E19 S3 E26 N28\$.											

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