

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 36/565 &
PT OR 2126/1238 (EX R/W IN

TOWNS VIRGINIA L L/E/
941412 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0000-0014-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	05	Quality Level 05
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	1,903	100	1993	1,903	178,832
FOP	72	30	1993	22	2,068
FOP	84	30	1993	25	2,350
FOP	162	30	1993	49	4,605
UGR	264	45	1993	119	11,183
TOTALS	2,485			2,118	199,036

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0350	CARPORT WD	0 100	20	24	480.00	SF	13.00	13.00
2	0200	BARN WD 0-	0 100	63	30	1,890.00	SF	20.00	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	2.06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,118	132.5940	139.22	294,868	1964	1980		0	0	32.50	67.50	
1 SINGLE FAM 100% - 0 Heated Area: 1903 HX Base Yr													
941412 OLD NASSAUVILLE RD, FERNANDINA BEACH													
BLD DATE: 05/09/2025 MLU													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		199,036	
TOTAL MARKET OB/XF VALUE		11,076	
TOTAL LAND VALUE - MARKET		206,000	
TOTAL MARKET VALUE		416,112	
SOH/AGL Deduction		263,471	
ASSESSED VALUE		152,641	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		96,230	
TOTAL JUST VALUE		416,112	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,441	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313471	MTLROOF	7,950	05/01/2013
B24460	ADDITION	7,812	03/01/2011
962019	H/AC	0	11/01/1996
055	REPAIR/RRF	1,000	05/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2575/0640	5/17/2022	LE U	I	I	11	100	
GRANTOR: TOWNS VIRGINIA L							
GRANTEE: TOWNS VIRGINIA L RE							
2126/1238	6/13/2017	FJ U	I	I	11	100	
GRANTOR: TOWNS THURSTON EDWIN							
GRANTEE: VIRGINIA TOWNS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W59 FOP=[YR=1993] W12 S7 UGR=[YR=1993] S22 FOP=[YR=1993] S6 E12 N6 W12\$ E12 N22W12\$ E12N7\$ S35 E16 FOP=[YR=1993] E27 N6 W27S6\$ N6 E27 S6 E16 N35\$.									