

IN OR 2730/720
EX R/W OR 672/630

SUGGS HEIDI ELIZABETH
941381 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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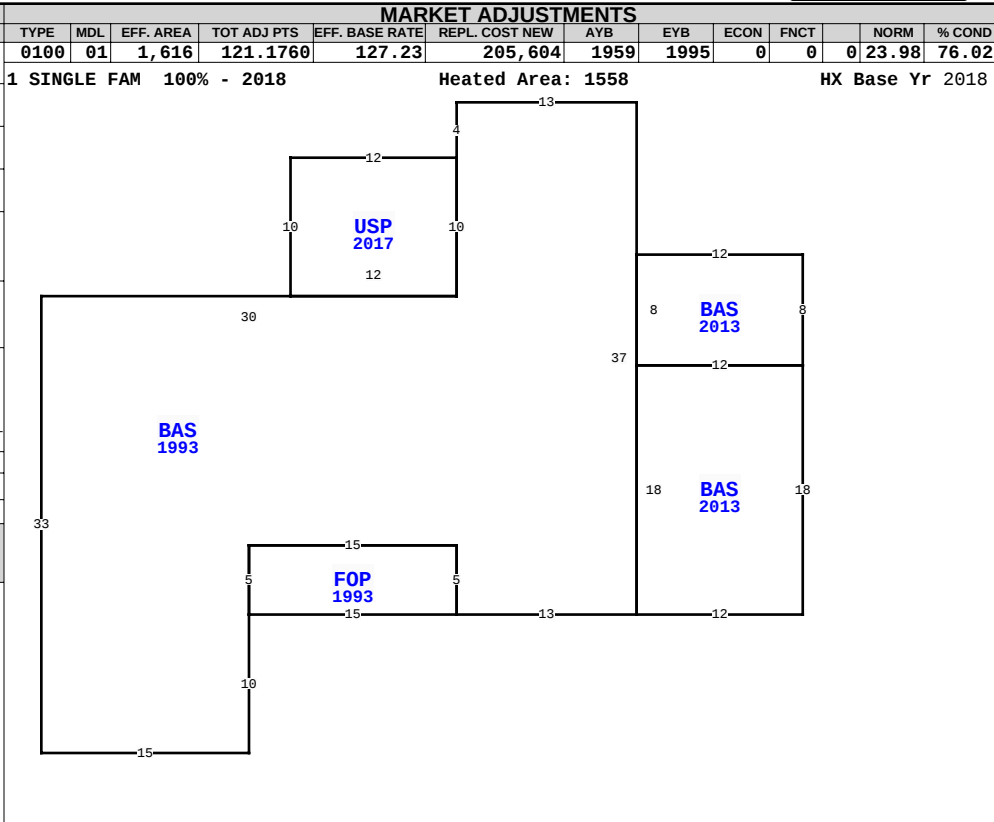
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100	1993	1,246	120,514
BAS	96	100	2013	96	9,285
BAS	216	100	2013	216	20,892
FOP	75	30	1993	22	2,128
USP	120	30	2017	36	3,482

TOTALS	1,753			1,616	156,300
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0860	POOL/SPA	0 100	33	0	1.00	UT	50,000.00	50,000.00
3	0940	SHEDS/PORT	0 100	24	18	432.00	SF	30.00	30.00

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	0.76

REVIEW DATE	01/01/2023	BY	CD
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941381 OLD NASSAUVILLE RD, FERNANDINA BEACH	05/09/2025	MLU
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TOTAL OB/XF									
45,092									

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45,092									

Total Acres: 0.76	Total Land Value: 76,000	Market: 0	Agricultural: 0	Common: 76,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	156,300		
TOTAL MARKET OB/XF VALUE	45,092		
TOTAL LAND VALUE - MARKET	76,000		
TOTAL MARKET VALUE	277,392		
SOH/AGL Deduction	130,908		
ASSESSED VALUE	146,484		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	95,073		
TOTAL JUST VALUE	277,392		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	240,510		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 2601	NEW CONSTR	0	07/16/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2730/720	7/16/2024	QC	U	I	11	65,300	
GRANTOR: SUGGS ADAM DANIEL							
GRANTEE: SUGGS HEIDI ELIZABETH							
2123/0567	5/25/2017	WD	Q	I	02	152,900	
GRANTOR: MCCAFFREY SEAN M							
GRANTEE: SUGGS ADAM DANIEL &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W13 S4 USP=[YR=2017] W12 S10 E12 N10\$ S10 W30 S33 E15 N10 FOP=[YR=1993] E15 N5 W15 S5 \$ N5 E15 S5 E13 BAS=[YR=2013] E12 N18 BAS=[YR=2013] N8 W12 S8 E12 \$ W12 S18 \$ N37 \$.							