PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 247/398
(EX R/W IN OR 676/825 & ESMT

NASSAUVILLE VOLUNTEER FIRE DEPT INC
941328 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0000-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		30 100
RMS		7 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

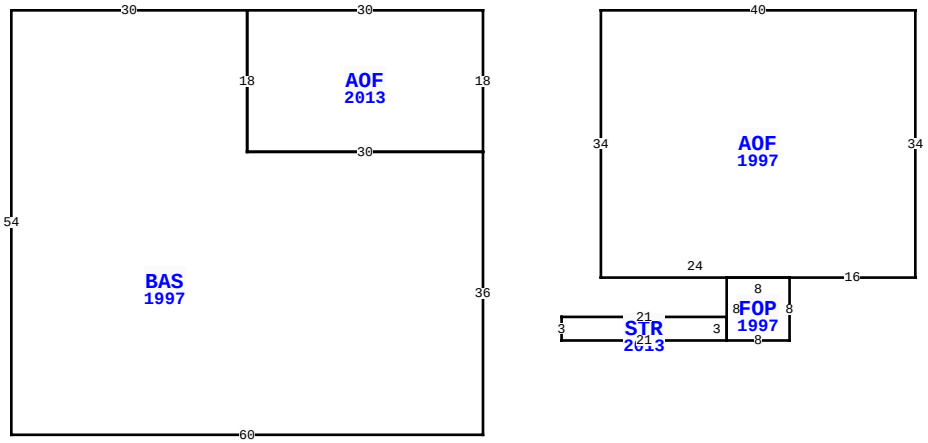
DOR CODE	7700	CLUBS/LODGES/HALLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,360	100	1997	1,360	173,686
AOF	540	100	2013	540	68,963
BAS	2,700	100	1997	2,700	344,817
FOP	64	30	1997	19	2,427
STR	63	10	2013	6	766
TOTALS	4,727			4,625	590,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	4,625	89.3214	148.50	686,812	1997	1997	0	0	0	14.00	86.00

1 CHURCH 0% - 0 Heated Area: 4600 HX Base Yr



941328 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	12/10/2021	KK	LGL DATE		
XF DATE	12/10/2021	KK	LAND DATE	12/10/2021	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		590,658
TOTAL MARKET OB/XF VALUE		26,710
TOTAL LAND VALUE - MARKET		80,500
TOTAL MARKET VALUE		697,868
SOH/AGL Deduction		263,522
ASSESSED VALUE		434,346
TOTAL EXEMPTION VALUE	10	434,346
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		697,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		662,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011817	REPAIR/RRF	1,700	09/07/2021
972004	ADDITION	0	01/01/1997
963384	ADDITION	7,800	10/01/1996
R93-069	REPAIR/RRF	500	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0676/0825	3/04/1993	WD	U	V		1,700
GRANTOR: NASSAUVILLE FIRE DPT						
GRANTEE: STATE OF FLORIDA						
0247/0398	9/12/1977	WD	U	V		1,600
GRANTOR: POPE MARY E						
GRANTEE: NASSAUVILLE VOLUNTE						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2013] W30 BAS=[YR=1997] W30 S54 E60 N36 W30 N18$ S18 E30 N18$ PTR= E15 AOF=[YR=1997] E40 S34 W16 FOP=[YR=1997] S8 W8 STR=[YR=2013] W21 N3 E21 S3$ N8 E8$ W24 N34$ W15$.

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	6002	EL ROLL DR	0	0	12	12	5.00	UT	900.00	900.00	100	1997	1997	3	20	900	
2	0803	ASPHALT C	0	0	0	0	4,000.00	SF	2.00	2.00	100	1980	1980	3	50	4,000	
3	0803	ASPHALT C	0	0	0	0	1,440.00	SF	2.00	2.00	100	1997	1997	3	50	1,440	
4	0810	CONCRETE A	0	0	0	0	520.00	SF	6.50	6.50	100	1997	1997	3	70	2,366	
5	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1997	1997	3	39	351	
6	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1997	1997	3	39	606	
7	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1997	1997	3	70	114	
8	0351	CARPORT MT	0	0	35	18	630.00	SF	10.00	10.00	100	2015	2015	3	60	3,780	
9	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2015	2015	3	60	5,184	
10	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	2015	2015	3	71	1,278	

TOTAL OB/XF 20,019

LAND DESCRIPTION

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	007700	C	CLUB	0	0006	OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	50,000.00	50,000.00	80,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.61 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 07/09/2026 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2015	2015	3	60	2,592	
12	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2013	2013	3	81	4,099	

LAND DESCRIPTION

TOTAL OB/XF 6,691

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

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