PT LOT 10 & PT GOVT LOTS 1 & 2
OF SEC 34-2N-28E IN
OR 1461/1101 (EX R/W IN

ALLFREY RYAN T & CHARLENE M
941046 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2026

34-2N-28-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

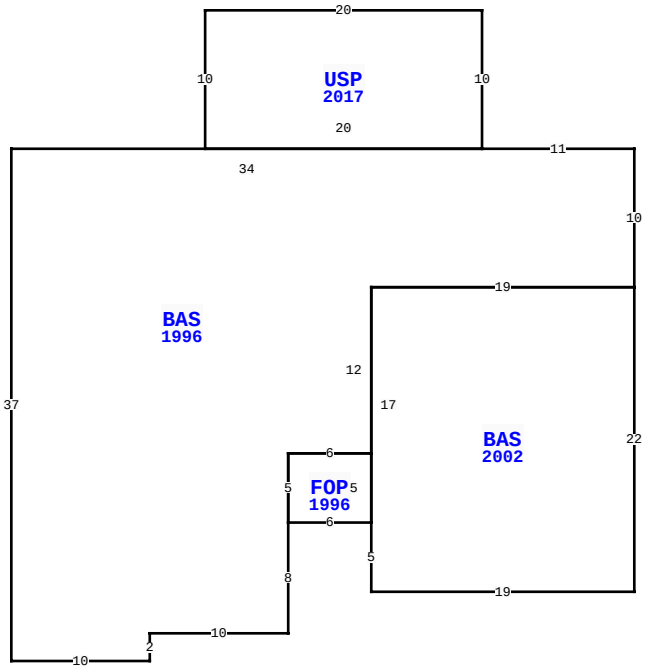
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,042	100	1996	1,042	118,330
BAS	418	100	2002	418	47,469
FOP	30	30	1996	9	1,022
USP	200	30	2017	60	6,814
TOTALS	1,690			1,529	173,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,529	124.3176	130.53	199,580	1996	1998	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2015 Heated Area: 1460 HX Base Yr 2015



941046 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,635
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		100,050
TOTAL MARKET VALUE		276,905
SOH/AGL Deduction		146,315
ASSESSED VALUE		130,590
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,179
TOTAL JUST VALUE		276,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801727	REPAIR/RRF	12,134	02/01/2018
96-3240	NEW CONSTR	56,000	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/1101	11/27/2006	WD	Q	I		205,000
GRANTOR: LINDSEY JACQUARD M II						
GRANTEE: ALLFREY RYAN T & CH						
1298/0250	2/28/2005	WD	Q	I		158,000
GRANTOR: WALKER PAMELA A & MAR						
GRANTEE: LINDSEY JACQUARD II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W11 USP=[YR=2017] N10 W20 S10 E20$ W34 S37 E10 N2 E10 N8 FOP=[YR=1996] E6 BAS=[YR=2002] S5 E19 N22 W19 S17$ N5 W6 S5$ N5 E6 N12 E19 N10$.

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
2	0510	GARAGE WD-	0	100	20	23	460.00	SF	35.00	35.00	100	1973	1973	3	20	3,220	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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	000100	C	RES	100		RSF-1	0.00	0.00	0.87	AC		1.00	1.00	1.15	100,000.00	115,000.00	100,050							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.87 Total Land Value: 100,050 Market: 0 Agricultural: 0 Common: 100,050 PRINTED 07/09/2026 BY SYS