

PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1857/546

CALHOUN DRUDELLA LOUISE
96102 LARIAT STREET
FERNANDINA BEACH, FL 32034

2026

40-2N-28-0000-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	30	VINYL 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1993	1,326	119,534
FUS	960	100	1993	960	86,541
SFB	528	80	2013	422	38,042
STP	25	10	1994	2	180
UOP	688	20	1993	138	12,440
TOTALS	3,527			2,848	256,737

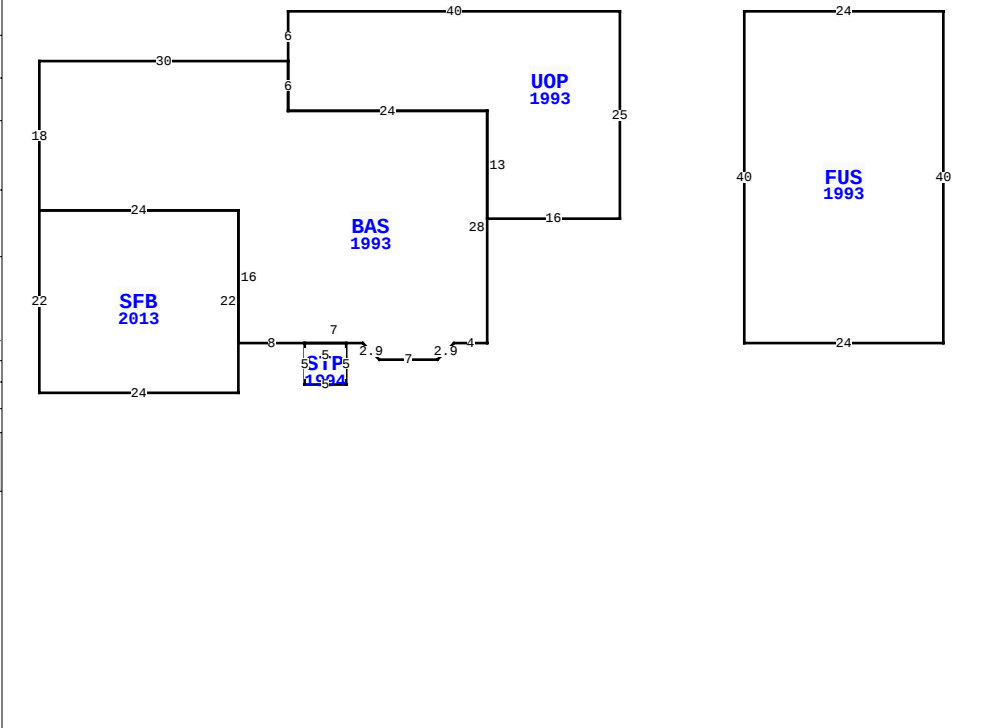
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
4	0510	GARAGE WD-	0	100	18	432.00	SF	35.00	35.00

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	0.54

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,848	102.8160	107.96	307,470	1991	1991	0	0

1 SINGLE FAM 100% - 0 Heated Area: 2708 HX Base Yr 1992



96102 LARIAT ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/20/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
4	0510	GARAGE WD-	0	100	18	432.00	SF	35.00	35.00	100	2000	2000	3	26	3,931	

TOTAL OB/XF										6,241						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		OR	0.00	0.00	0.54	AC		1.00	1.00	1.00	90,000.00	90,000.00

Total Acres: 0.54 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4						
VALUATION SUMMARY																

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	256,737
TOTAL MARKET OB/XF VALUE	6,241
TOTAL LAND VALUE - MARKET	48,600
TOTAL MARKET VALUE	311,578
SOH/AGL Deduction	124,155
ASSESSED VALUE	187,423
TOTAL EXEMPTION VALUE	56,411
BASE TAXABLE VALUE	131,012
TOTAL JUST VALUE	311,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703910	REPAIR/RRF	9,000	11/01/2017
974215	GARAGE	7,344	08/01/1997
4207	NEW CONSTR	6,200	02/13/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1857/0546	4/29/2013	QC	U	I	11	100	
GRANTOR: CALHOUN DRUDELLA LOUI							
GRANTEE: WHITE PRECIOUS C &							
0777/1862	11/27/1996	QC	Q	I	01	100	
GRANTOR: CALHOUN RICHARD B							
GRANTEE: CALHOUN RICHARD B &							

BUILDING NOTES									
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BUILDING DIMENSIONS
UOP=[YR=1993] W40 S6 BAS=[YR=1993] W30 S18 SFB=[YR=2013] S22 E24 N22W24\$ E24 S16 E8 STP=[YR=1994] S5 E5 N5 W5\$ E7 D2 R2 E7 U2 R2 E4 N28 W24 N6 \$ S6 E24 S13 E16 N25\$ PTR=E15 FUS=[YR=1993] E24 S40 W24 N40\$ W15\$.