PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 2414/17 &
OR 2223/1694 & OR 2277/966

JOHNSON SHIRLEY G
96323 CALHOUN RD
FERNANDINA BEACH, FL 32035-3107

2026

40-2N-28-0000-0009-0020

BUILDING CHARACTERISTICS

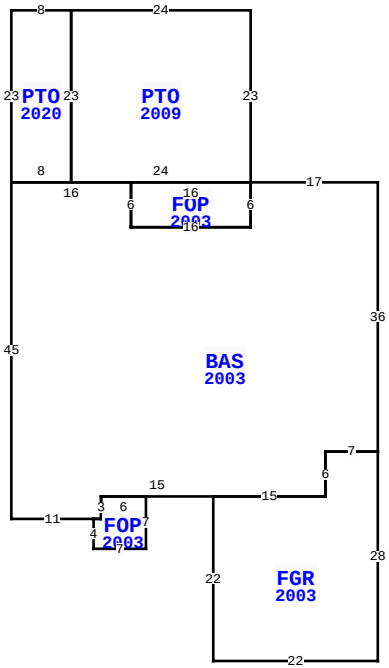
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	4012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100	2003	1,956	218,138
FGR	526	55	2003	289	32,230
FOP	46	30	2003	14	1,561
FOP	96	30	2003	29	3,234
PTO	552	5	2009	28	3,123
PTO	184	5	2020	9	1,004
TOTALS	3,360			2,325	259,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,325	127.2040	133.56	310,527	2003	2003	0	0	0	16.50	83.50

1 SINGLE FAM 100% - 2025 Heated Area: 1956 HX Base Yr



96323 CALHOUN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,290
TOTAL MARKET OB/XF VALUE		27,080
TOTAL LAND VALUE - MARKET		397,200
TOTAL MARKET VALUE		683,570
SOH/AGL Deduction		7,986
ASSESSED VALUE		675,584
TOTAL EXEMPTION VALUE	13	675,584
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		683,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24643	REMODEL	1,384	04/01/2011
B22878	XFOB	6,550	09/01/2009
P0363847	NEW CONSTR	138,910	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2844/510	1/27/2026	QC	U	I	11	100
GRANTOR: JOHNSON WILLIAM III						
GRANTEE: JOHNSON SHIRLEY G						
2811/1350	6/12/2025	PR	U	I	19	100
GRANTOR: JOHNSON SHIRLEY AS PR						
GRANTEE: JOHNSON SHIRLEY						

BUILDING NOTES

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	0936	SEPTC TANK	0	100	0	0	2.00	UT	6,000.00	6,000.00	100	2026	2025		100	12,000	
3	0911	SCRN RM A	0	100	23	24	552.00	SF	18.00	18.00	100	2009	2009	3	31	3,080	
4	0937	WELL	0	100	0	0	2.00	UT	6,000.00	6,000.00	100	2026	2025		100	12,000	

BUILDING DIMENSIONS

BAS=[YR=2003] W17 PTO=[YR=2009] N23 W24 PTO=[YR=2020] W8 S23 E8 N23 $ S23 E24$ FOP=[YR=2003] W16 S6 E16N6$ S6 W16 N6 W16 S45 E11 FOP=[YR=2003] S4 E7 N7 W6 S3 W1$ E1 N3 E15 FGR=[YR=2003] S22 E22 N28 W7 S6 W15$ E15 N6 E7 N36$.

LAND DESCRIPTION

TOTAL OB/XF 27,080

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		OR	0.00	0.00	3.60	AC		1.00	1.00	0.90	90,000.00	81,000.00	291,600							
2	000100	C	RES	100		OR			1.17	AC		1.00	1.00	1.00	90,000.00	90,000.00	105,300							
3	009630	C	SWAMP	100		OR	0.00	0.00	0.60	AC		1.00	1.00	1.00	500.00	500.00	300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.37 Total Land Value: 397,200 Market: 0 Agricultural: 0 Common: 397,200 PRINTED 07/09/2026 BY SYS