PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 2542/719
(EX PT IN OR 793/143 &

CAMPBELL BRIAN M & REWA
96026 CALHOUN RD
FERNANDINA BEACH, FL 32034

2026

40-2N-28-0000-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	02	Quality Level 02

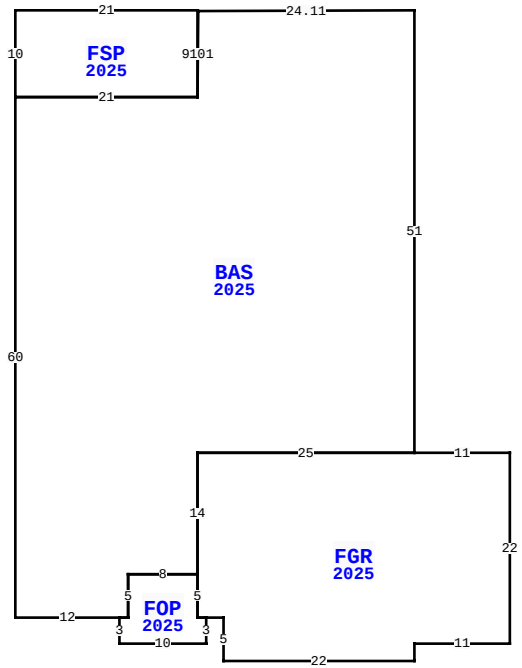
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2025	2,494	436,949
FGR	827	55	2025	455	79,716
FOP	70	30	2025	21	3,679
FSP	210	40	2025	84	14,717
TOTALS	3,601			3,054	535,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,054	105.5450	175.20	535,061	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 2494 HX Base Yr



96026 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		535,061
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		181,440
TOTAL MARKET VALUE		716,501
SOH/AGL Deduction		3,645
ASSESSED VALUE		712,856
TOTAL EXEMPTION VALUE	13	712,856
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		716,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		694,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003006	REPLACEMENT SFR T	485,472	03/15/2024
B230006123	HTD 2531	485,472	05/11/2023
B230005761	DEMO		05/04/2023
B26152	REMODEL	0	06/01/2012
973656	CHNGE SRVC	500	04/01/1997
8150	XFOB	1,800	06/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0719	2/24/2022	QC	U	I	11	100
GRANTOR: CALHOUN JERRY MICHAEL						
GRANTEE: CAMPBELL BRIAN M &						
2462/0053	5/13/2021	FJ	U	I	11	100
GRANTOR: CALHOUN FRANCES MAE E						
GRANTEE: CALHOUN JERRY MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,20] E21 U9.11R0.1 U0.1R24.11 S51 W25 S14 W8 S5 W1 W12 N60 $
FSP=[YR=2025;ORIG=31,10] W21 S10 E21 N10 $
FOP=[YR=2025;ORIG=23,75] E8 S5 E1 S3 W10 N3 E1 N5 $
FGR=[YR=2025;ORIG=31,61] E25 E11 S22 W11 S2 W22 N5 W2 W1 N5 N14 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.52	AC		1.00	1.00	0.80	90,000.00	72,000.00	181,440							

REVIEW DATE 06/10/2024 BY NW Total Acres: 2.52 Total Land Value: 181,440 Market: 0 Agricultural: 0 Common: 181,440 PRINTED 07/09/2026 BY SYS