PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 759/119 &
OR 793/143

CALHOUN CHARLES LEVERN
96235 CALHOUN RD
FERNANDINA BEACH, FL 32034

**2026**

**40-2N-28-0000-0011-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

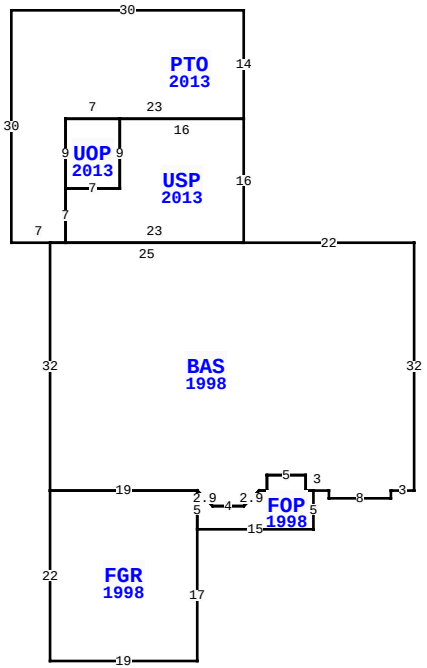
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 50 |
| Exterior Wall | 20 | FACE BRICK 50 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 1,514 | 100 | 1998 | 1,514 | 161,867 |
| FGR | 418 | 55 | 1998 | 230 | 24,590 |
| FOP | 73 | 30 | 1998 | 22 | 2,352 |
| PTO | 532 | 5 | 2013 | 27 | 2,886 |
| UOP | 63 | 20 | 2013 | 13 | 1,390 |
| USP | 305 | 30 | 2013 | 92 | 9,836 |
| TOTALS | 2,905 | | | 1,898 | 202,923 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,898 | 122.1374 | 128.24 | 243,400 | 1998 | 1998 | 0 | 0 | 0 | 16.63 | 83.37 |

1 SINGLE FAM 100% - 1999 Heated Area: 1514 HX Base Yr 1999




96235 CALHOUN RD, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 202,923 |
| TOTAL MARKET OB/XF VALUE | | 2,765 |
| TOTAL LAND VALUE - MARKET | | 81,000 |
| TOTAL MARKET VALUE | | 286,688 |
| SOH/AGL Deduction | | 131,471 |
| ASSESSED VALUE | | 155,217 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 103,806 |
| TOTAL JUST VALUE | | 286,688 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 282,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1801731 | REPAIR/RRF | 4,000 | 02/01/2018 |
| 974254 | NEW CONSTR | 75,360 | 10/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0797/1891 | 6/24/1997 | FJ | Q | I | 03 | 100 |
| GRANTOR: NASSAU COUNTY CLERK O | | | | | | |
| GRANTEE: CALHOUN JAMES LEO & | | | | | | |
| 0793/0143 | 5/02/1997 | WD | Q | V | 01 | 100 |
| GRANTOR: CALHOUN JAMES LEO & F | | | | | | |
| GRANTEE: CALHOUN CHARLES LEV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W22 USP=[YR=2013] N16 PTO=[YR=2013] N14 W30 S30 E7 N7 UOP=[YR=2013] N9 E7 S9 W7$ N9 E23$ W16 S9 W7 S7 E23$ W25 S32 FGR=[YR=1998] S22 E19 N17 FOP=[YR=1998] E15 N5 W1N2 W5 S2 W1 D2 L2 W4 U2 L2 S5$ N5 W19$ E19 D2 R2 E4 U2 R2 E1 N2 E5 S2 E3 S1 E8 N1 E3 N32 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 79 | 2,765 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,765

| 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 | 1.00 | AC | | 1.00 | 1.00 | 0.90 | 90,000.00 | 81,000.00 | 81,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 07/09/2026 BY SYS