PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 2868/1083

CALHOUN LAND PARTNERS LLC/CALHOUN JERRY II
96054 RED TIP LN
FERNANDINA BEACH, FL 32034

2026

40-2N-28-0000-0011-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		6 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

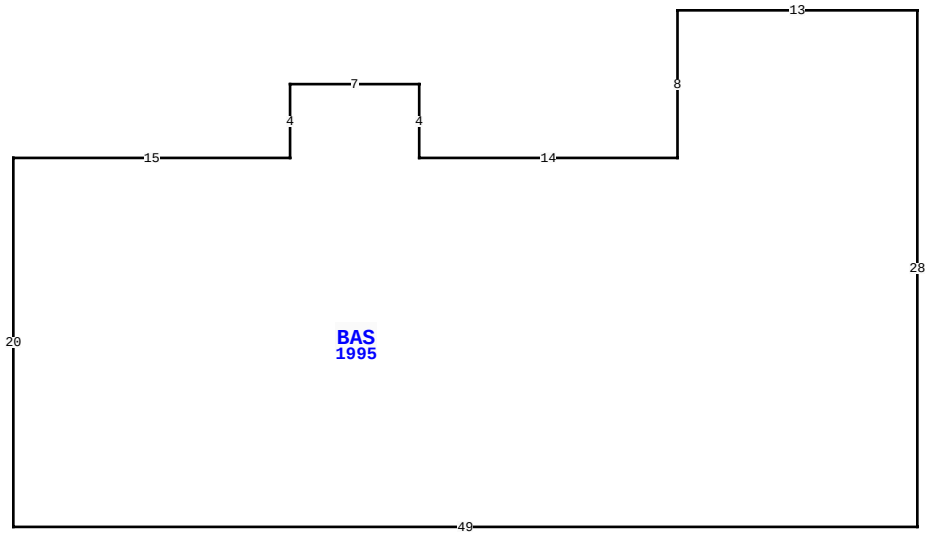
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1995	1,112	47,721
TOTALS	1,112			1,112	47,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,112	60.1020	63.11	70,178	1994	1994	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2008 Heated Area: 1112 HX Base Yr 2008



96054 RED TIP LN, 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		47,721
TOTAL MARKET OB/XF VALUE		592
TOTAL LAND VALUE - MARKET		85,500
TOTAL MARKET VALUE		133,813
SOH/AGL Deduction		76,656
ASSESSED VALUE		57,157
TOTAL EXEMPTION VALUE	HX HB	32,157
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2868/1083	5/14/2026	QC	U	I	11	100
GRANTOR: CALHOUN-CAMPBELL REWA						
GRANTEE: CALHOUN LAND PARTNE						
2865/1121	5/04/2026	FJ	U	I	11	0
GRANTOR: CALHOUN JERRY M EST						
GRANTEE: CALHOUN-CAMPBELL RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W13 S8 W14 N4 W7 S4 W15 S20 E49 N28$.

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
1	1123	CB 8"	0	100	0	0	125.00	SF	6.15	6.15	100	2001	2001	3	77	592	

LAND DESCRIPTION

TOTAL OB/XF 592

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	0.95	90,000.00	85,500.00	85,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/09/2026 BY SYS