IN OR 2396/50

BYRD CHARLES R REVOCABLE TRUST
PO BOX 16000
FERNANDINA BEACH, FL 32035-3117

2026

40-2N-28-0000-0035-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

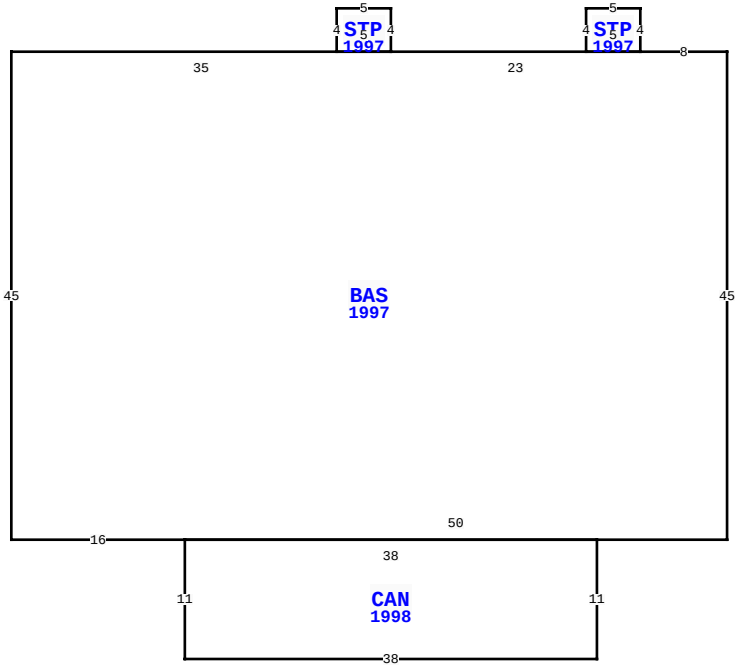
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,970	100	1997	2,970	282,099
CAN	418	30	1998	125	11,873
STP	20	10	1997	2	190
STP	20	10	1997	2	190
TOTALS	3,428			3,099	294,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	3,099	90.9168	135.69	420,503	1997	1997	0	0	0	30.00	70.00

1 OFFICE 0% - 0 Heated Area: 2970 HX Base Yr



474418 A1A/SR 200 RD E, FERNANDINA BEACH

BLD DATE	01/16/2019	KK	LGL DATE		
XF DATE			LAND DATE	04/16/2026	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	294,352
TOTAL MARKET OB/XF VALUE	20,005
TOTAL LAND VALUE - MARKET	691,847
TOTAL MARKET VALUE	1,006,204
SOH/AGL Deduction	312,270
ASSESSED VALUE	693,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	693,934
TOTAL JUST VALUE	1,006,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	944,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20958	ELEC OTHER	200	06/01/2008
B961774	NEW CONSTR	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2396/0050	8/11/2020	WD	U	I	11	100
GRANTOR: BYRD CHARLES ROY						
GRANTEE: BYRD CHARLES R REVO						
0761/1344	6/03/1996	WD	Q	V		92,000
GRANTOR: AIA PARTNERS						
GRANTEE: BYRD CHARLES ROY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W8 STP=[YR=1997] N4 W5 S4 E5 $ W23
STP=[YR=1997] N4 W5 S4 E5 $ W35 S45 E16 CAN=[YR=1998] S11 E38
N11 W38 $ E50 N45 $.

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	0812	CONCRETE C	0	0	0	0	6,266.00	SF	4.00	4.00	100	1997	1997	3	70	17,545	
2	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	100	1997	1997	3	77	308	
3	0810	CONCRETE A	0	0	0	0	372.00	SF	6.50	6.50	100	2010	2010	3	89	2,152	

LAND DESCRIPTION

TOTAL OB/XF 20,005

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	001700	C	1STORY OFF	0	0004	CG	0.00	0.00	53,219.00	SF		1.00	1.00	1.00	13.00	13.00	691,847							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.22 Total Land Value: 691,847 Market: 0 Agricultural: 0 Common: 691,847 PRINTED 07/09/2026 BY SYS