

PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 212/217 &
OR 593/816 & S1/2 OF ABND RD

ZETTEROWER WILLIAM A JR & VIVIAN K
942704 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2026

40-2N-28-0000-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100	1993	1,374	138,966
FOP	28	30	1993	8	809
FOP	132	30	2013	40	4,046
FUS	600	100	1993	600	60,684
SFB	400	80	2013	320	32,365

TOTALS	2,534			2,342	236,870
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0350	CARPORT WD	0	100	22	16	352.00	SF	13.00
4	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00
5	0351	CARPORT MT	0	100	12	24	288.00	SF	10.00
6	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00
7	0754	FOP	0	100	0	0	192.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF	2230.00	138.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,342	119.6580	125.64	294,249	1986	1986	0	0	19.50	80.50
1 SINGLE FAM 100% - 0 Heated Area: 2294 HX Base Yr 1987											

942704 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
3	0350	CARPORT WD	0	100	22	16	352.00	SF	13.00	13.00	100	2001	2001	3	20	915	
4	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	2001	2001	3	27	7,258	
5	0351	CARPORT MT	0	100	12	24	288.00	SF	10.00	10.00	100	2001	2001	3	20	576	
6	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1996	1996	3	20	1,200	
7	0754	FOP	0	100	0	0	192.00	SF	15.00	15.00	100	2001	2001	3	20	576	

TOTAL OB/XF													12,485		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RSF	2230.00	138.00	1.00	LT		1.00	1.00	1.20	65,000.00	78,000.00					

Total Acres: 0.00	Total Land Value: 78,000	Market: 0	Agricultural: 0	Common: 78,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				236,870	
TOTAL MARKET OB/XF VALUE				12,485	
TOTAL LAND VALUE - MARKET				78,000	
TOTAL MARKET VALUE				327,355	
SOH/AGL Deduction				133,268	
ASSESSED VALUE				194,087	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				142,676	
TOTAL JUST VALUE				327,355	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				312,725	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108439	ADDITION	42,000	06/01/2001
BP 3171	NEW CONSTR	49,600	02/06/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0593/0816	3/23/1990	WD	U	V		2,500	
GRANTOR: CRAPPS ISABELL							
GRANTEE: ZETTEROWER W A & V							
0212/0217	1/29/1976	WD	Q	I		6,500	
GRANTOR: ROBINSON ELFIE N AS E							
GRANTEE: ZETTEROWER WILLIAM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2013] W20 BAS=[YR=1993] N10 FOP=[YR=2013] N12 W11 S12 E11\$ W11 N12 W17 S12 W11 S30 E10 FOP=[YR=1993] S2 E14 N2 W14 \$ E29 N20 \$ S20 E20 N20 \$ PTR=E15 FUS=[YR=1993] E40 S15 W40 N15 \$ W15 \$.									