PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1415/416
& S1/2 OF ABND RD LYING N

CRAPPS JOSEPH RANDAL L/E/
96359 DUVAL ROAD
FERNANDINA BEACH, FL 32034

**2026**

**40-2N-28-0000-0044-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

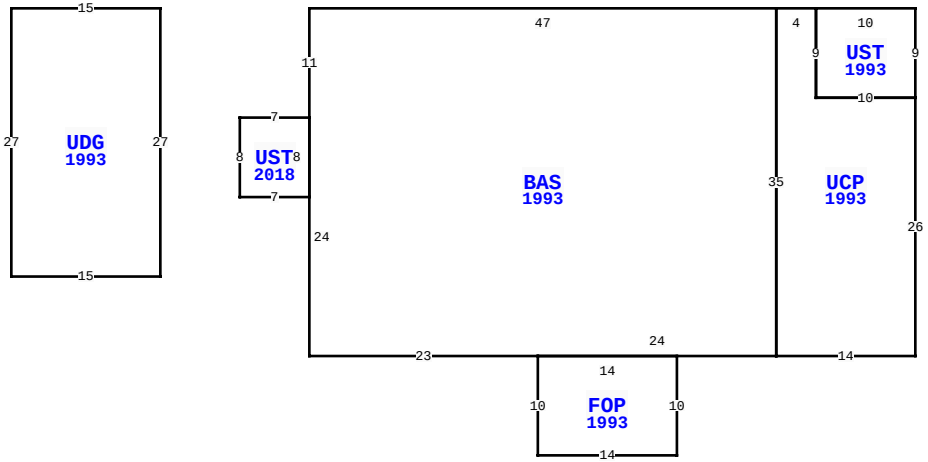
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,645 | 100 | 1993 | 1,645 | 124,464 |
| FOP | 140 | 30 | 1993 | 42 | 3,178 |
| UCP | 400 | 20 | 1993 | 80 | 6,053 |
| UDG | 405 | 55 | 1993 | 223 | 16,873 |
| UST | 90 | 45 | 1993 | 40 | 3,026 |
| UST | 56 | 45 | 2018 | 25 | 1,892 |
| TOTALS | 2,736 | | | 2,055 | 155,486 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,055 | 96.7260 | 101.56 | 208,706 | 1956 | 1975 | 0 | 0 | 0 | 25.50 | 74.50 |

1 SINGLE FAM 100% - 2004 Heated Area: 1645 HX Base Yr 2004




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

96359 DUVAL RD, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 155,486 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 74,750 |
| TOTAL MARKET VALUE | | 230,236 |
| SOH/AGL Deduction | | 111,959 |
| ASSESSED VALUE | | 118,277 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 66,866 |
| TOTAL JUST VALUE | | 230,236 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 218,582 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 991506 | REPAIR/RRF | 3,400 | 01/01/1999 |
| 6707 | CHNGE SRVC | 0 | 05/30/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W10 UCP=[YR=1993] W4 BAS=[YR=1993] W47 S11
UST=[YR=2018] W7 S8 E7 N8$ S24 E23 FOP=[YR=1993] S10 E14
N10 W14 $ E24 N35 $ S35 E14 N26 W10 N9 $ S9 E10 N9$ PTR= W76
UDG=[YR=1993] W15 S27 E15 N27 $ E76 $ .

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | RSF- | 2190.00 | 175.00 | 1.00 | LT | | 1.00 | 1.00 | 1.15 | 65,000.00 | 74,750.00 | 74,750 | | | | | | | |

REVIEW DATE 04/18/2024 BY NWA Total Acres: 0.00 Total Land Value: 74,750 Market: 0 Agricultural: 0 Common: 74,750 PRINTED 07/09/2026 BY SYS