

BRIDGES SHAWN A & BARBARA A
96035 CENTRAL ROAD
FERNANDINA BEACH, FL 32034

40-2N-28-5040-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

20

03

03

05

14

11

03

04

02

1.

00

FACE BRICK 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CARPET 60

CLAY TILE 40

CENTRAL 100

AIR DUCTED 100

4 100

2 100

WOOD FRAME 100

1. 1. 100

0 100

NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

06

0100

4005.00

Quality Level 06

SINGLE FAMILY

MKT AREA

04

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FSP

2,062

600

168

200

100

55

30

40

2004

2004

2004

2004

2,062

330

50

80

225,945

36,160

5,479

8,766

TOTALS

3,030

2,522

276,349

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

2

0350

CARPORT WD

0 100

20

20

400.00

SF

13.00

13.00

100

2005

2005

3

21

1,092

LAND DESCRIPTION

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-2166.00

209.00

2.00

LT

1.00

1.00

0.70

65,000.00

45,500.00

91,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 91,000

Market: 0

Agricultural: 0

Common: 91,000

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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

2,522

123.8688

130.06

328,011

2004

2004

0

0

15.75

84.25

1 SINGLE FAM

100% - 2012

Heated Area: 2062

HX Base Yr 2012

20

19

20

19

24

25

24

43

24

19

33

33

25

24

20

24

20

24

FSP

2004

FGR

2004

FOP

2004

BAS

2004

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2026

MLU

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W24 BAS=[YR=2004] W19 N2 W8 S2 W2 FSP=[YR=2004] N10 W20 S10 E20\$ W33 S33 E19 FOP=[YR=2004] S7 E24 N7 W24\$ E43 N33\$ S25 E24 N25\$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

276,349

1,092

91,000

368,441

163,127

205,314

51,411

153,903

368,441

0

355,252

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1770/0841

12/22/2011

WD U

I

37

192,000

GRANTOR: WALL JAMES K & HALEY

GRANTEE: BRIDGES SHAWN A & B

1186/1489

11/05/2003

QC Q

V

01

100

GRANTOR: WALL BRENDA T & JAMES

GRANTEE: WALL JAMES K & HALE