LOTS 3 4 & 5
(EX R/W IN OR 672/1812)
FLORALA HOMES SUB PB 2/79

MERCER KIM MARIE/PAWLOWSKI SUSAN KAY
96173 DUVAL RD
FERNANDINA BEACH, FL 32034

2026

40-2N-28-5040-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

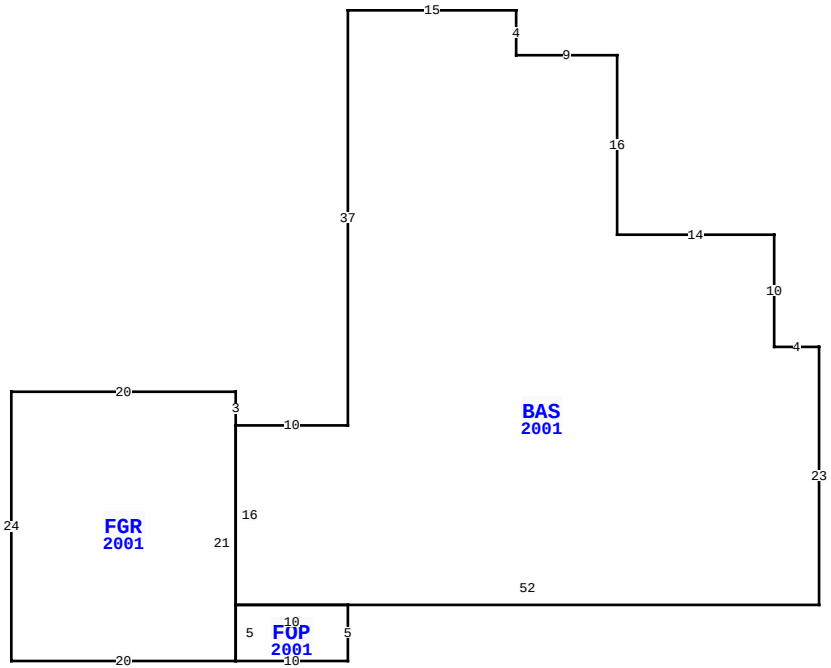
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2001	1,950	48,760
FGR	480	55	2001	264	6,602
FOP	50	30	2001	15	375
TOTALS	2,480			2,229	55,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,229	47.6280	50.01	111,472	1954	1954	0	0	0	50.00	50.00

1 SINGLE FAM 0% - 0 Heated Area: 1950 HX Base Yr



942628 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	55,736
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	175,500
TOTAL MARKET VALUE	231,236
SOH/AGL Deduction	0
ASSESSED VALUE	231,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,236
TOTAL JUST VALUE	231,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2546/1091	3/09/2022	WD	U	I	11	100
GRANTOR: MERCER KIM MARIE						
GRANTEE: MERCER KIM MARIE &						
0910/0883	12/07/1999	WD	Q	I	01	100
GRANTOR: MERCER EDWARD W & CON						
GRANTEE: MERCER CONCETTA I &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 N16 W9 N4 W15 S37 W10 FGR=[YR=2001] N3 W20 S24 E20 FOP=[YR=2001] E10 N5 W10 S5$ N21$ S16 E52 N23 W4 N10$
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-2	200.00	203.00	2.00	LT		1.00	1.00	0.85	65,000.00	55,250.00	110,500							
2	000100	C	RES	0		RSF-2	100.00	195.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 07/09/2026 BY SYS