LOT 7
FLORALA HOMES SUB PB 2/79

TREJO ROGELIO & MARIA D
942660 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2026

40-2N-28-5040-0007-0000

BUILDING CHARACTERISTICS

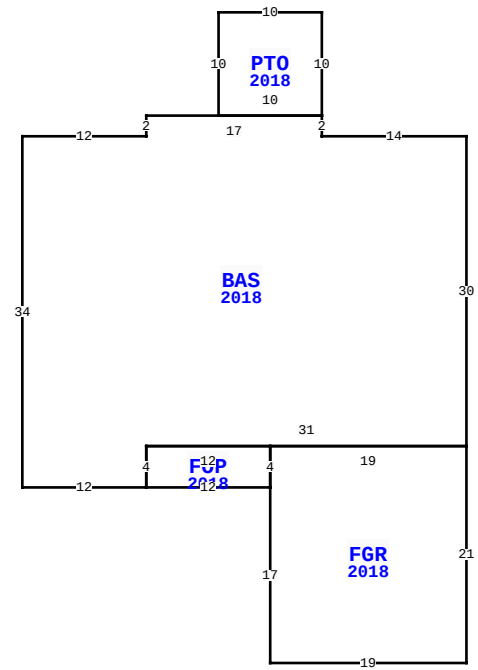
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,372	100	2018	1,372	233,358
FGR	399	55	2018	219	37,249
FOP	48	30	2018	14	2,381
PTO	100	5	2018	5	851
TOTALS	1,919			1,610	273,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,610	129.1422	179.51	289,011	2018	2018	0	0	0	5.25	94.75

1 SNGL FAM 100% - 2022 Heated Area: 1372 HX Base Yr 2022



942660 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,838
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		338,838
SOH/AGL Deduction		80,628
ASSESSED VALUE		258,210
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		206,799
TOTAL JUST VALUE		338,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705352	CO ISSUED	0	05/18/2018
B175352	NEW CONSTR	170,572	06/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0470	12/31/2020	WD	Q	I	01	249,000
GRANTOR: SLAIKEU MARY L						
GRANTEE: TREJO ROGELIO & MAR						
2224/1828	9/17/2018	WD	Q	I	01	220,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: SLAIKEU MARY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 N2 PTO=[YR=2018] N10 W10 S10 E10$ W17 S2 W12 S34E12 FOP=[YR=2018] E12 FGR=[YR=2018] S17 E19 N21 W19 S4$ N4 W12 S4$ N4 E31 N30$.

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-	2100.00	180.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/18/2024 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS