LOT 8
FLORALA HOMES SUB PB 2/79

NEWMAN MELISSA C/SCHROEDER MICHAEL AARON
942668 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

40-2N-28-5040-0008-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

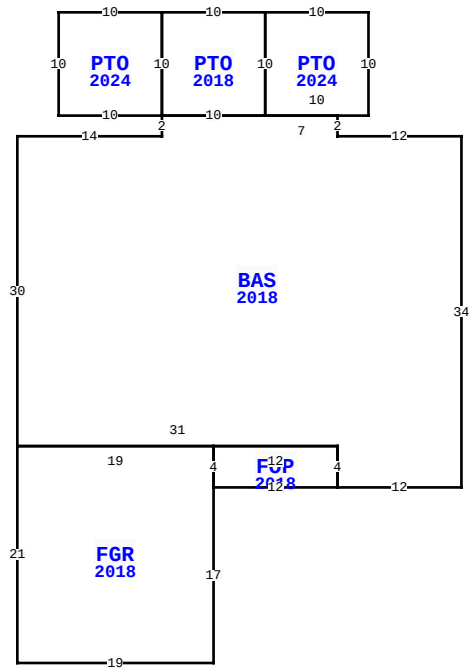
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
PTO	100	5	2024	5	851
PTO	100	5	2024	5	851
TOTALS	2,119			1,620	275,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,620	129.1422	179.51	290,806	2018	2018	0	0	0	5.25	94.75

1 SNGL FAM 100% - 2023 Heated Area: 1372 HX Base Yr 2023



942668 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		275,539
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		340,539
SOH/AGL Deduction		23,788
ASSESSED VALUE		316,751
TOTAL EXEMPTION VALUE	HX HB DX 13	316,751
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		340,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705354	CO ISSUED	0	05/01/2018
B175354	NEW CONSTR	170,572	06/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/1509	12/24/2025	QC	U	I	11	100
GRANTOR: NEWMAN MELISSA C						
GRANTEE: NEWMAN MELISSA C						
2509/1803	9/02/2021	QC	U	I	11	100
GRANTOR: GUEVARA JOSE M HERNAN						
GRANTEE: NEWMAN MELISSA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 N2 W7 W10 S2 W14 S30 E31 S4 E12 N34 $
FGR=[YR=2018;ORIG=-43,30] S21 E19 N17 N4 W19 $
PTO=[YR=2018;ORIG=-19,-2] N10 W10 S10 E10 $
FOP=[YR=2018;ORIG=-24,34] E12 N4 W12 S4 $
PTO=[YR=2024;ORIG=-29,-12] W10 S10 E10 N10 $
PTO=[YR=2024;ORIG=-19,-12] E10 S10 W10 N10 $
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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	175.00	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: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS