LOTS 6 7 & PT OF LOT 5
IN OR 2824/426
O NEIL HEIGHTS 1 PB 3/56

DUMAS RACHEL D/DUMAS MARY M
96334 DUVAL RD
FERNANDINA BEACH, FL 32034

2026

40-2N-28-5060-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

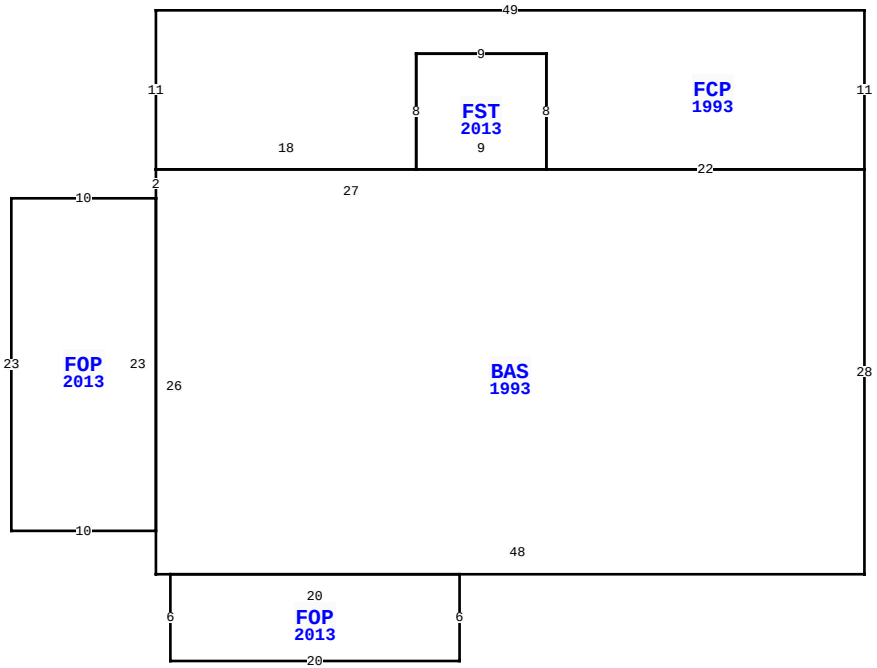
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo		N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1993	1,372	139,045
FCP	467	25	1993	117	11,857
FOP	120	30	2013	36	3,649
FOP	230	30	2013	69	6,993
FST	72	55	2013	40	4,054
TOTALS	2,261			1,634	165,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,634	113.2200	118.88	194,250	1976	1995	0	0	0	14.75	85.25

1 SINGLE FAM 0% - 2026 Heated Area: 1372 HX Base Yr



96334 DUVAL 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	325,193
TOTAL MARKET OB/XF VALUE	42,500
TOTAL LAND VALUE - MARKET	91,000
TOTAL MARKET VALUE	458,693
SOH/AGL Deduction	0
ASSESSED VALUE	458,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	458,693
TOTAL JUST VALUE	458,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	493,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2824/426	10/22/2025	WD	Q	I	01	500,000
GRANTOR: DORRIAN SANDRA & JEFF						
GRANTEE: DUMAS RACHEL D						
2441/0577	3/10/2021	WD	Q	I	01	440,000
GRANTOR: WEINZIRL OPAL M						
GRANTEE: DORRIAN SANDRA & JE						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W49 S11 BAS=[YR=1993] S2 FOP=[YR=2013] W10 S23E10 N23 $ S26 E1 FOP=[YR=2013] S6 E20 N6 W20 $ E48 N28 W22 FST=[YR=2013] N8 W9 S8 E9 $ W27 $ E18 N8 E9 S8 E22 N11$.

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
1	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	0.00	0.00	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 PRINTED 07/09/2026 BY SYS

LOTS 6 7 & PT OF LOT 5
IN OR 2824/426
O NEIL HEIGHTS 1 PB 3/56

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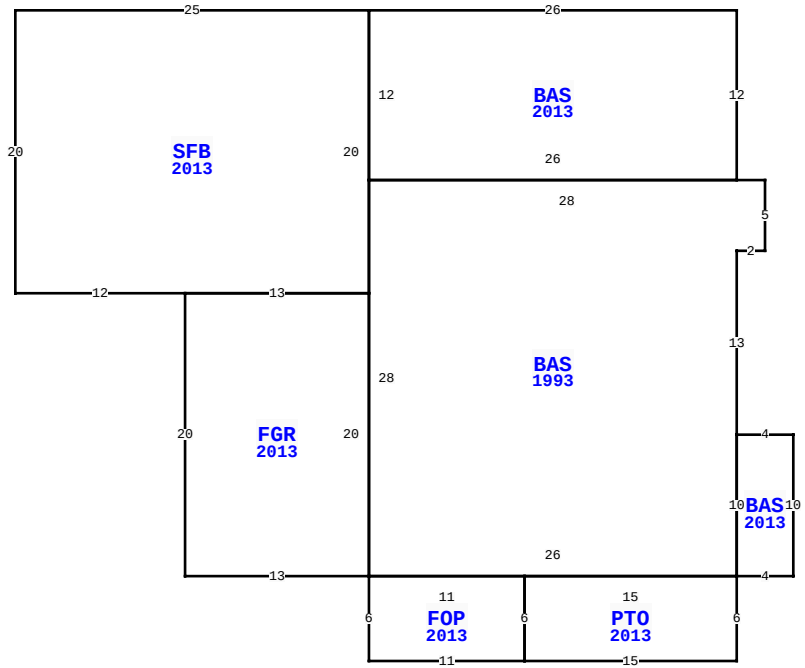
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE 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	738	100	1993	738	71,081
BAS	40	100	2013	40	3,852
BAS	312	100	2013	312	30,051
FGR	260	55	2013	143	13,773
FOP	66	30	2013	20	1,927
PTO	90	5	2013	4	385
SFB	500	80	2013	400	38,526
TOTALS	2,006			1,657	159,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,657	107.6000	112.98	187,208	1974	1995	0	0	0	14.75	85.25

2 SINGLE FAM 0% - 2026 Heated Area: 1490 HX Base Yr



96334 DUVAL RD, FERNANDINA BEACH

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TOTAL JUST VALUE	458,693
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	493,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: DORRIAN SANDRA & JEFF						
GRANTEE: DUMAS RACHEL D						
2441/0577	3/10/2021	WD	Q	I	01	440,000
GRANTOR: WEINZIRL OPAL M						
GRANTEE: DORRIAN SANDRA & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W26 SFB=[YR=2013] W25 S20 E12 FGR=[YR=2013] S20 E13 FOP=[YR=2013] S6 E11 PTO=[YR=2013] E15 N6 BAS=[YR=2013] E4 N10 W4 BAS=[YR=1993] N13 E2 N5 W28 S28 E26 N10 $ S10 $ W15 S6 $ N6 W11 $ N20 W13 $ E13N20$ S12 E26 N12 $.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 91,000 Market: 0 Agricultural: 0 Common: 91,000 PRINTED 07/09/2026 BY SYS