PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 1745/179

CUMMING WILLIE CARL
941490 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-0000-0029-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

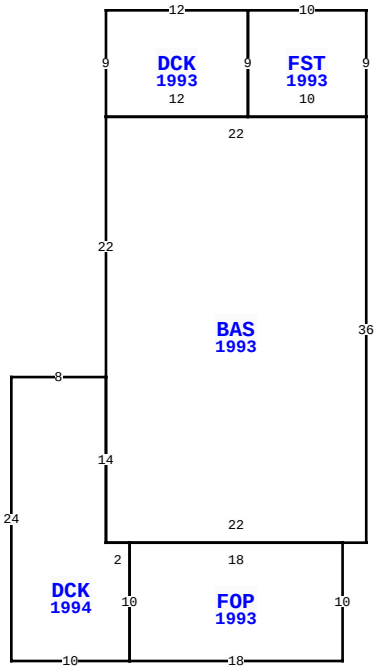
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 60
Exterior Wall	04	SINGLE SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	792	100	1993	792	44,512
DCK	108	10	1993	11	618
DCK	212	10	1994	21	1,180
FOP	180	30	1993	54	3,035
FST	90	55	1993	50	2,810
TOTALS	1,382			928	52,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	928	101.9520	107.05	99,342	1935	1960	0	0	0	47.50	52.50

1 SINGLE FAM 0% - 0 Heated Area: 792 HX Base Yr



941490 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,155
TOTAL MARKET OB/XF VALUE	12,120
TOTAL LAND VALUE - MARKET	301,872
TOTAL MARKET VALUE	366,147
SOH/AGL Deduction	198,261
ASSESSED VALUE	167,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,886
TOTAL JUST VALUE	366,147
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006697	CARPORT	4,703	06/24/2019
4935	XFOB	1,700	05/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1745/0179	6/24/2011	WD	U	I	12	50,000
GRANTOR: FNB SOUTH						
GRANTEE: CUMMING WILLIE CARL						
1613/1326	4/02/2009	WD	U	I	12	125,000
GRANTOR: CARTER JOHN J & PAULA						
GRANTEE: FNB SOUTH						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W10 DCK=[YR=1993] W12 S9 BAS=[YR=1993] S22 DCK=[YR=1994] W8 S24 E10 FOP=[YR=1993] E18 N10 W18 S10$ N10 W2 N14$ S14 E22 N36 W22$ E12 N9$ S9 E10 N9$.

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	0940	SHEDS/PORT	0	0	14	22	308.00	SF	30.00	30.00	100	1988	1988	3	20	1,848	
3	0510	GARAGE WD-	0	0	30	12	360.00	SF	35.00	35.00	100	2005	2005	3	32	4,032	
4	0351	CARPORT MT	0	0	40	20	800.00	SF	10.00	10.00	100	2019	2019	3	78	6,240	

LAND DESCRIPTION

TOTAL OB/XF 12,120

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	0006	CG	0.00	0.00	86,249.00	SF		1.00	1.00	1.00	3.50	3.50	301,872							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.98 Total Land Value: 301,872 Market: 0 Agricultural: 0 Common: 301,872 PRINTED 07/09/2026 BY SYS