PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2574/567

MAGALSKI STEVEN
941466 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

**2026**

**44-2N-28-0000-0029-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 80 |
| Exterior Wall | 08 | WD ON PLY 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

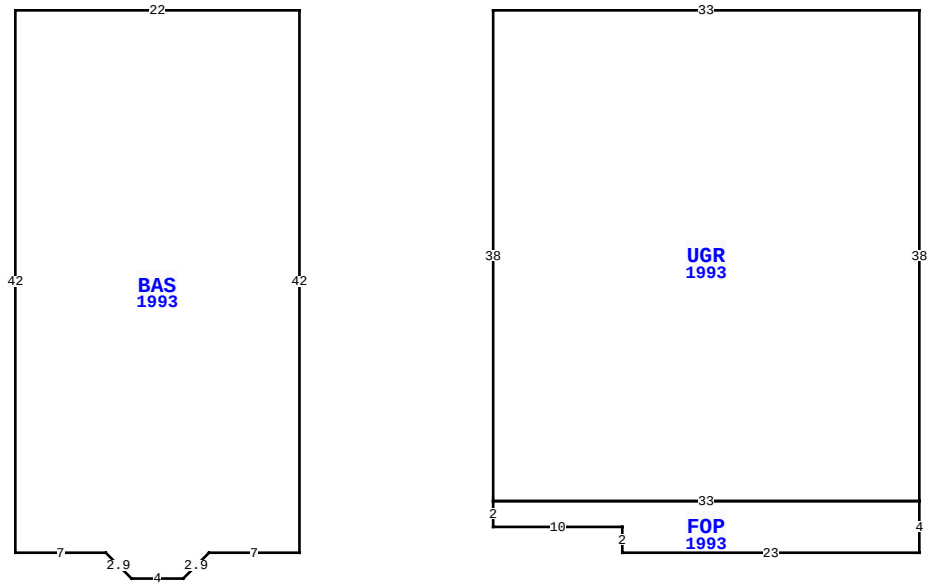
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 936 | 100 | 1993 | 936 | 85,005 |
| FOP | 112 | 30 | 1993 | 34 | 3,088 |
| UGR | 1,254 | 45 | 1993 | 564 | 51,221 |
| TOTALS | 2,302 | | | 1,534 | 139,314 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,534 | 106.7838 | 112.12 | 171,992 | 1987 | 1990 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 936 HX Base Yr 2020




941466 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 | | 189,075 |
| TOTAL MARKET OB/XF VALUE | | 3,660 |
| TOTAL LAND VALUE - MARKET | | 228,690 |
| TOTAL MARKET VALUE | | 421,425 |
| SOH/AGL Deduction | | 224,987 |
| ASSESSED VALUE | | 196,438 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 145,027 |
| TOTAL JUST VALUE | | 421,425 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 385,774 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22007298 | GARAGE | 60,440 | 08/01/2022 |
| B1703293 | WINDOWS | 5,300 | 05/01/2017 |
| R1313333 | ROOF | 3,825 | 01/01/2013 |
| 7324 | XFOB | 432 | 06/19/1991 |
| 7232 | XFOB | 3,840 | 05/16/1991 |
| 5672 | REMODEL | 2,485 | 04/24/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2574/0567 | 6/29/2022 | QC | U | I | 11 | 100 |
| GRANTOR: MAGALSKI BRIAN | | | | | | |
| GRANTEE: MAGALSKI STEVEN | | | | | | |
| 2317/0431 | 11/06/2019 | QC | U | I | 11 | 100 |
| GRANTOR: MAGALSKI PAUL H REVOC | | | | | | |
| GRANTEE: MAGALSKI STEVEN & B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W22 S42 E7 D2 R2 E4 U2 R2 E7 N42$ PTR= E15
UGR=[YR=1993] E33 S38 FOP=[YR=1993] S4 W23 N2 W10 N2 E33$
W33 N38$ W15$.

## 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 | 100 | 14 | 12 | 168.00 | SF | 30.00 | 30.00 | 100 | 1985 | 1985 | 3 | 20 | 1,008 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 12 | 288.00 | SF | 30.00 | 30.00 | 100 | 1985 | 1985 | 3 | 20 | 1,728 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 42 | 11 | 462.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 924 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,660

| 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 | 100 | 0006 | CG | 0.00 | 0.00 | 65,340.00 | SF | | 1.00 | 1.00 | 1.00 | 3.50 | 3.50 | 228,690 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 228,690 Market: 0 Agricultural: 0 Common: 228,690 PRINTED 07/09/2026 BY SYS

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2574/567

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**2026**

**44-2N-28-0000-0029-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

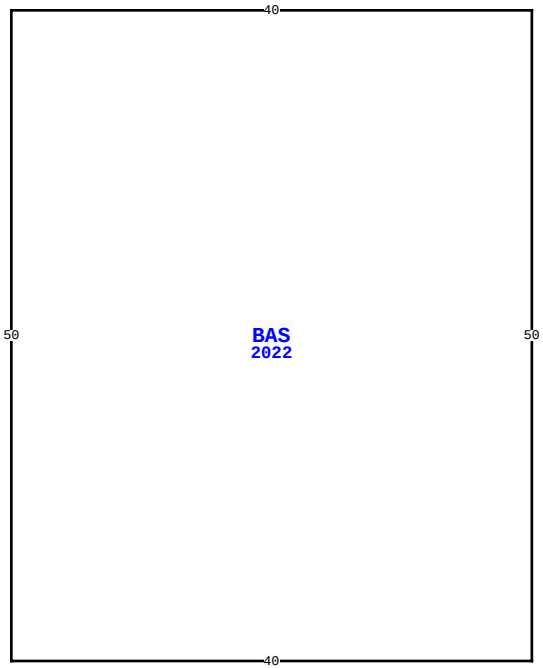
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,000 | 100 | 2022 | 2,000 | 49,761 |
| TOTALS | 2,000 | | | 2,000 | 49,761 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 2,000 | 65.7580 | 25.65 | 51,300 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

2 GARAGE RES 100% - 2020 Heated Area: 2000 HX Base Yr 2020




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

941466 OLD NASSAUVILLE RD, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
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| TOTAL MARKET OB/XF VALUE | | 3,660 |
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| TOTAL JUST VALUE | | 421,425 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 385,774 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2904 | H/AC | 2,400 | 02/07/1989 |
| 3855 | N/A | 15,540 | 02/02/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: MAGALSKI BRIAN | | | | | | |
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| 2317/0431 | 11/06/2019 | QC | U | I | 11 | 100 |
| GRANTOR: MAGALSKI PAUL H REVOC | | | | | | |
| GRANTEE: MAGALSKI STEVEN & B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W40 S50 E40 N50$.

## 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: 1.50 Total Land Value: 228,690 Market: 0 Agricultural: 0 Common: 228,690 PRINTED 07/09/2026 BY SYS