

LOT 10
IN OR 2164/1403
MURRAY'S TRIANGLE PB 6/31

NETTLES JOSEPH & ANGELA
95286 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-514M-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4064.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	2008	1,896	335,659
BAS	182	100	2016	182	32,220
FOP	379	30	2008	114	20,182
FOP	722	30	2008	217	38,416
FUS	1,112	100	2008	1,112	196,863
TOTALS	4,291			3,521	623,342

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	31	68	2,108.00	SF	18.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
6	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00
7	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00
8	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00
9	0940	SHEDS/PORT	0	100	6	6	36.00	SF	60.00
11	1125	CB/STC 6"	0	100	0	0	168.00	SF	7.35

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,521	115.9200	192.43	677,546	2008	2008	0	0	8.00	92.00
1 SFR CUST 100% - 2019 Heated Area: 3190 HX Base Yr 2019											

95286 NASSAU RIVER RD, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/09/2025 MLU									

TOTAL OB/XF									
89,962									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		623,342	
TOTAL MARKET OB/XF VALUE		89,962	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		813,304	
SOH/AGL Deduction		391,409	
ASSESSED VALUE		421,895	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		370,484	
TOTAL JUST VALUE		813,304	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		808,998	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901891	REMODEL	6,500	03/01/2019
B24792	ADDITION	37,107	06/01/2011
B24548	CARPORT	11,249	04/01/2011
B24589	SWIM POOL	53,679	04/01/2011
C18223	CO ISSUED	312,531	10/03/2008
M12335	MECH OTHER	0	12/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2164/1403	12/05/2017	WD	Q	I	05
GRANTOR: JOHNS JAMES N JR & DA					
GRANTEE: NETTLES JOSPEH & AN					
1686/0953	6/07/2010	WD	U	I	11
GRANTOR: FNB SOUTH					
GRANTEE: JOHNS JAMES N JR &					

BUILDING NOTES									
FOP=[YR=2008] W68 S14 BAS=[YR=2008] S2 W2 D2 L2 S4 D2 R2 E2 S2 BAS=[YR=2016] S17 FOP=[YR=2008] S4 E59 N4 W12 N4 W14N1 W7 S1 W13 S4 W13\$ E13 N4 W3 N13 W10 \$ E10 S13E16 N1 E7 S1 E14 S4 E12 N1 E9 N35 W20 S7 W8 U6 L6 W9 D6 L6 W19 \$ E19 U6 R6 E9 D6 R6 E8 N7 E20 N7 \$ PTR=E30 FUS=[YR=2008] E5 N1 E9 S8 D6 R6 E8 R6 U5 N8 E9 S2 E4 S3 E10 S3 E2 S4 W2 S3 W3 S3 W11 S7 W5 S7 W6 N7 W4 S5 W9 N5 W3 S7 W6 N7 W5 N15 W5 N3 W2 N4 E2 N3 \$ W30 \$.									