

PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 423/539 &
OR 779/1055 (EX PT IN

YAKUNOVICH TRESSIE J
940389 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-0000-0010-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Wall	06
Interior Floo	11
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	1
Frame	02
Stories	2.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	06
DOR CODE	0100

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1997	800	83,942
DCK	196	10	1997	20	2,098
DCK	380	10	1997	38	3,987
FUS	720	100	1997	720	75,548
STR	88	10	1997	9	944
UOP	168	20	1997	34	3,568
UOP	200	20	1997	40	4,197
UOP	500	20	1997	100	10,493

TOTALS	3,052			1,761	184,778
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EXTRA FEATURES									
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0510	GARAGE WD-	0	100	39	40			
2	0937	WELL	0	100	0	0			
3	0936	SEPTC TANK	0	100	0	0			
5	0350	CARPORT WD	0	100	24	20			

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	0004	OR	0.00	0.00	1.19
2	000100	C	RES	100		OR	0.00	0.00	2.06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,761	126.5000	132.82	233,896	1997	1997		0	0	21.00	79.00
1 SINGLE FAM 100% - 1986 Heated Area: 1520 HX Base Yr 1986												

940389 OLD NASSAUVILLE RD, FERNANDINA BEACH												
BLD DATE: 05/09/2025 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			184,778
TOTAL MARKET OB/XF VALUE			24,418
TOTAL LAND VALUE - MARKET			325,000
TOTAL MARKET VALUE			534,196
SOH/AGL Deduction			316,864
ASSESSED VALUE			217,332
TOTAL EXEMPTION VALUE	HX HB WX SX		106,411
BASE TAXABLE VALUE			110,921
TOTAL JUST VALUE			534,196
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			527,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96-1186	MH MOVE-ON	0	01/01/1996
7607	NEW CONSTR	0	10/14/1991
7683	MH MOVE-ON	22,000	02/09/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0779/1055	12/11/1996	WD	U	I	16	36,000	
GRANTOR: KEETH GRACE R							
GRANTEE: YAKUNOVICH JOSEPH S							
0423/0179	6/14/1984	WD	Q	I		14,500	
GRANTOR: MILLS MADISON LAMAR &							
GRANTEE: YAKUNOVICH JOSEPH S							

BUILDING NOTES									
BAS=[YR=1997] W30 UOP=[YR=1997] N4 W4 S32 E14 N4 W10 N24\$ S24 E10 S4 UOP=[YR=1997] S6 E30 N38 W10 S32 W20 \$ E20 N28 \$ PTR= E30 DCK=[YR=1997] E4 S4 FUS=[YR=1997] E30 DCK=[YR=1997] N4 E10 S16 STR=[YR=1997] E4 S22 W4 N22 \$ S22 W10 UOP=[YR=1997] W20 N10 E20 S10\$ N34\$ S24 W30 N24\$ S24 E10 S6 W14 N34\$ W30\$.									

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	0004	OR	0.00	0.00	1.19
2	000100	C	RES	100		OR	0.00	0.00	2.06