



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,928	100	1993	1,928	224,084
DCK	570	10	2021	57	6,625
FOP	156	30	1993	47	5,463
FUS	680	100	1993	680	79,034
UOP	16	20	1993	3	348
USP	150	30	2008	45	5,230

TOTALS	3,500			2,760	320,785
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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
2	0681	POLE SHED	0 100	22	20	440.00	SF	15.00	15.00	100	2000	2000	3	26	1,716	

LAND DESCRIPTION			TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	100,000.00	100,000.00
2	000100	C	RES	100		OR	0.00	0.00	0.86	AC		1.00	1.00	1.00	100,000.00	100,000.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,760	126.5088	132.83	366,611	1988	2000		0	0	12.50
1 SINGLE FAM 100% - 2023 Heated Area: 2608 HX Base Yr 2023											

940371 OLD NASSAUVILLE RD, FERNANDINA BEACH											
BLD DATE: 05/09/2025 MLU											

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		323,768			
TOTAL MARKET OB/XF VALUE		3,816			
TOTAL LAND VALUE - MARKET		221,000			
TOTAL MARKET VALUE		548,584			
SOH/AGL Deduction		137,194			
ASSESSED VALUE		411,390			
TOTAL EXEMPTION VALUE		HX HB 51,411			
BASE TAXABLE VALUE		359,979			
TOTAL JUST VALUE		548,584			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		534,647			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213229	REPAIR/RRF	6,500	11/01/2012
4530	N/A	24,280	12/03/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2546/0623	3/11/2022	WD Q	I	01	
GRANTOR: NEASE STEVE E & BELIN					
GRANTEE: WOLKE SUZANNE E & R					
0331/0586	2/24/1981	WD Q	V		
GRANTOR: PAASCHE ALFRED G & HE					
GRANTEE: NEASE STEVE E					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W22 DCK=[YR=2021] N12 U5 L5 W25 D5 L5 S2 USP=[YR=2008] W15 S10 E15 N10\$ S10 E35\$ W52 S24 E3 FOP=[YR=1993] S6E26 N6 W26\$ E29 N2 E3 R2 D2 E4 R2 U2 E3 S8 E12 UOP=[YR=1993] S4 E4 N4 W4\$E16 N30\$ PTR= W85 FUS=[YR=1993] W32 S20 E5 S4 E5 N4 E12 S4 E5 N4 E5 N20\$ E85\$.															

WOLKE SUZANNE ELISABETH/DALLAPIAZZA ROBERT ANGELO
940371 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

45-2N-28-0000-0010-0060

[illegible]