

PT OF JOHN CHRISTOPHER GRANT
SEC 45-2N-28E
IN OR 2021/1407

SUDES MICHAEL REV TRUST-2010/SUDES MICHAEL H TRU
940344 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-0000-0012-0060



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	06 CUST PANEL 10
Interior Floor	14 CARPET 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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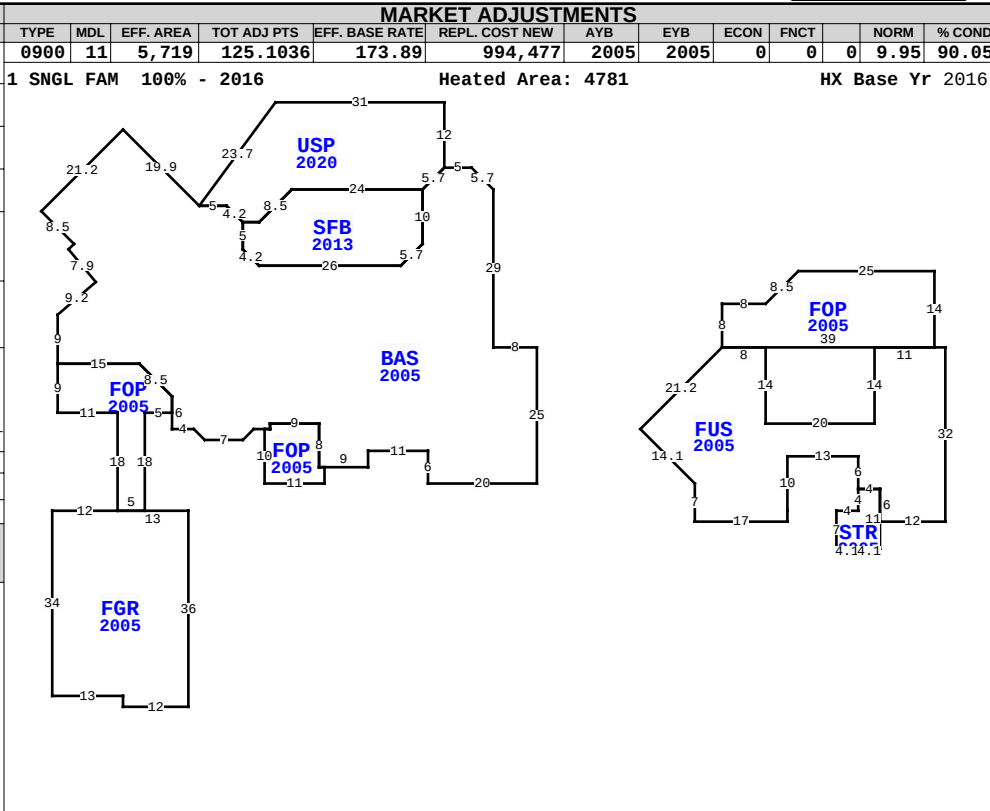
NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,350	100	2005	3,350	524,570
FGR	874	55	2005	481	75,319
FOP	112	30	2005	34	5,324
FOP	261	30	2005	78	12,213
FOP	480	30	2005	144	22,549
FUS	1,100	100	2005	1,100	172,247
SFB	414	80	2013	331	51,831
STR	76	10	2005	8	1,253
USP	644	30	2020	193	30,222

TOTALS	7,311			5,719	895,527
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EXTRA FEATURES	
L N	OB/UF CODE
2	0500
4	0940
6	1076
7	1244
9	0300
10	0350
11	0300
12	0323

LAND DESCRIPTION	
L N	USE CODE
1	000131



940344 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/UF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
2	0500	FP-PRE FAB	0 100	0 0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	6,090	
4	0940	SHEDS/PORT	0 100	8 8	64.00	SF	30.00	30.00	100	2005	2005	3	21	403	
6	1076	TRELLIS A	0 100	19 11	209.00	SF	7.50	7.50	100	2006	2006	3	85	1,332	
7	1244	WD DECK EX	0 100	0 0	204.00	SF	18.50	18.50	100	2006	2006	3	36	1,359	
9	0300	BOAT DCK W	0 100	0 0	1,234.00	SF	40.00	40.00	100	2013	2013	3	64	31,590	
10	0350	CARPORT WD	0 100	15 10	150.00	SF	13.00	13.00	100	2013	2013	3	50	975	
11	0300	BOAT DCK W	0 100	312 4	1,248.00	SF	40.00	40.00	100	2015	2015	3	71	35,443	
12	0323	BOAT LFT H	0 100	0 0	1.00	UT	2,500.00	2,500.00	100	2015	2015	3	60	1,500	

LAND DESCRIPTION	
L N	USE CODE
1	000131

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	910,853
TOTAL MARKET OB/UF VALUE	78,692
TOTAL LAND VALUE - MARKET	580,000
TOTAL MARKET VALUE	1,569,545
SOH/AGL Deduction	501,121
ASSESSED VALUE	1,068,424
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	1,017,013
TOTAL JUST VALUE	1,569,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,460,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909133	USP	14,810	11/01/2019
311368	DOCK ADD	0	09/26/2013
R10295	REPAIR/RRF	2,000	04/01/2007
B19792	ADDITION	25,000	04/01/2007
B0412739	NEW CONSTR	0	12/01/2004
E0413947	ELEC OTHER	2,000	12/01/2004

SALES DATA	
OFF RECORD Number	DATE
2021/1407	11/09/2015
TYPE INST	Q U
WD	U
V I	RSN CD
I	11
SALE PRICE	100
GRANTOR: SUDES MICHAEL G & AD	
GRANTEE: SUDES MICHAEL G &	
2000/0827	9/01/2015
WD	Q
I	01
GRANTOR: SIEGMUND DAVID R & SU	
GRANTEE: SUDES MICHAEL G &	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2005] W8 N29 L4 U4 W5 USP=[YR=2020] N12 W31 L14	
D19 E5 D3 R3 E3 U6 R6 E24 U4 R4 \$ D4 L4	
SFB=[YR=2013] W24 D6 L6 W3 S5 R3 D3 E26 U4 R4 N10\$ S10	
D4 L4 W26 U3 L3 N5 L3 U3 W5 U14 L14 D15 L15 D6 R6	
D1 L1 D6 R5 D6 L7 S9 FOP=[YR=2005] S9 E11 S18	
FGR=[YR=2005] W12 S34 E13 S2 E12 N36 W13\$E5 N18 E5 N3 U6 L6	
W15\$ E15 D6 R6 S6 E4 D2 R2 E7 U2 R2 E2 FOP=[YR=2005]	
S10 E11 N3 W1 N8 W9 S1 W1\$ E1 N1 E9 S8 E9 N3 E11 S6 E20 N25 \$	
PTR=E75 FUS=[YR=2005] W2 FOP=[YR=2005] N14 W25 L6 D6 W8 S8	
E39\$ W11 S14 W20 N14 W8 L15 D15 D10 R10 S7 E17 N2 N10 E13	
S6 STR=[YR=2005] S4 W4 S7 D1 R4 R4 U1 N11 W4\$ E4 S6 E12	
N32\$ W75\$.	

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