PT JOHN CHISTOPHER GRANT
SEC 45-2N-28E IN OR 2618/1179

GILLOON FAMILY 2023 LVG TRUST/GILLOON SCOTT CO-TRU
940226 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-0000-0012-0120

BUILDING CHARACTERISTICS

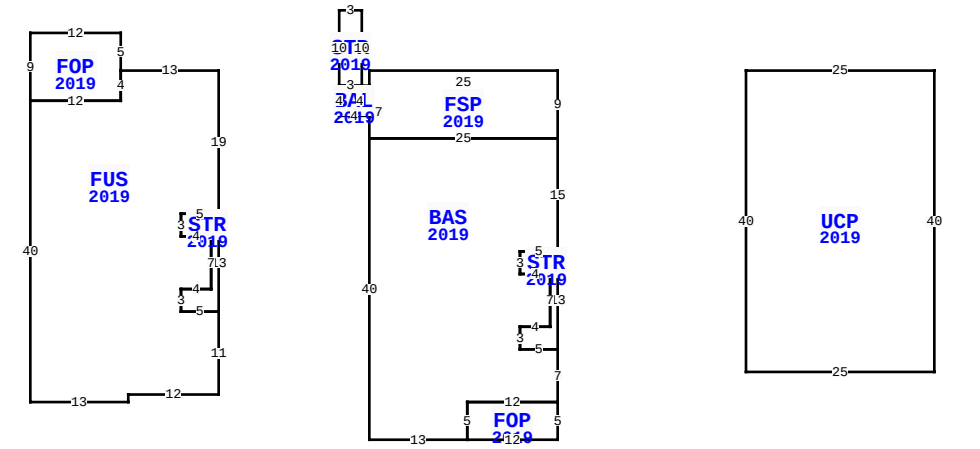
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	16	15	2019	2	451
BAS	903	100	2019	903	203,730
FOP	60	30	2019	18	4,061
FOP	108	30	2019	32	7,220
FSP	225	40	2019	90	20,305
FUS	1,003	100	2019	1,003	226,292
STR	30	10	2019	3	677
STR	37	10	2019	4	903
STR	37	10	2019	4	903
UCP	1,000	20	2019	200	45,123
TOTALS	3,419			2,259	509,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,259	139.3952	231.40	522,733	2019	2019	0	0	0	2.50	97.50

2 SFR CUST 100% - 2024 Heated Area: 1906 HX Base Yr 2024



940226 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		574,427
TOTAL MARKET OB/XF VALUE		92,670
TOTAL LAND VALUE - MARKET		192,000
TOTAL MARKET VALUE		859,097
SOH/AGL Deduction		132,927
ASSESSED VALUE		726,170
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		674,759
TOTAL JUST VALUE		859,097
NCON VALUE		139,752
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		702,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003521	NEW POOL SCREEN E	28,800	04/07/2025
B240009748	(T)1776 (H)380 (G	216,700	08/22/2024
B240007979		95,001	07/08/2024
SP240006617	INGROUND POOL FOR	58,000	06/04/2024
B2112830	SOLAR PANELS	24,980	09/23/2021
C1804533	CO ISSUED	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1179	2/08/2023	QC	U	I	11	100
GRANTOR: GILLOON SCOTT R & MIK						
GRANTEE: GILLOON FAMILY 2023						
1334/0959	7/20/2005	WD	Q	I		350,000
GRANTOR: WILLIAMS HARRY N						
GRANTEE: GILLOON SCOTT R & M						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2019] E25 S40 W25 N40$ PTR= W25 FSP=[YR=2019] W25 S2 BAL=[YR=2019] W1 STR=[YR=2019] N10 W3 S10 E3$ W3 S4 E4 N4$ S7 BAS=[YR=2019] S40 E13 FOP=[YR=2019] E12 N5 W12 S5$ N5 E12 N7 STR=[YR=2019] N13 W5 S3 E4 S7 W4 S3 E5$ W5 N3 E4 N7 W4 N3 E5 N15 W25$ E25 N9$ E25 PTR= W70 FUS=[YR=2019] W13 FOP=[YR=2019] N5 W12 S9 E12 N4$S4 W12 S40 E13 N1 E12 N11 STR=[YR=2019] N13 W5 S3 E4 S7 W4 S3 E5$ W5 N3 E4 N7 W4 N3 E5 N19$ E70$.

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	0300	BOAT DCK W	0	100	0	0	225.00	SF	40.00	40.00	100	2020	2020	3	87	7,830	
2	0510	GARAGE WD-	0	100	14	24	336.00	SF	35.00	35.00	100	2015	2015	3	71	8,350	
4	0351	CARPORT MT	0	100	25	12	300.00	SF	10.00	10.00	100	2013	2013	3	50	1,500	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	
6	0912	SCRN RM G	0	100	35	34	1,190.00	SF	21.00	21.00	100	2026	2025		100	24,990	

LAND DESCRIPTION

TOTAL OB/XF 92,670

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	000116	C	RES MARSH	100		RSF-	1107.00	530.00	1.28	AC		1.00	1.00	1.00	150,000.00	150,000.00	192,000							

REVIEW DATE 08/07/2025 BY TW Total Acres: 1.28 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 07/09/2026 BY SYS

PT JOHN CHISTOPHER GRANT
SEC 45-2N-28E IN OR 2618/1179

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FERNANDINA BEACH, FL 32034

2026

45-2N-28-0000-0012-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	02	SHED 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	05	Quality Level 05

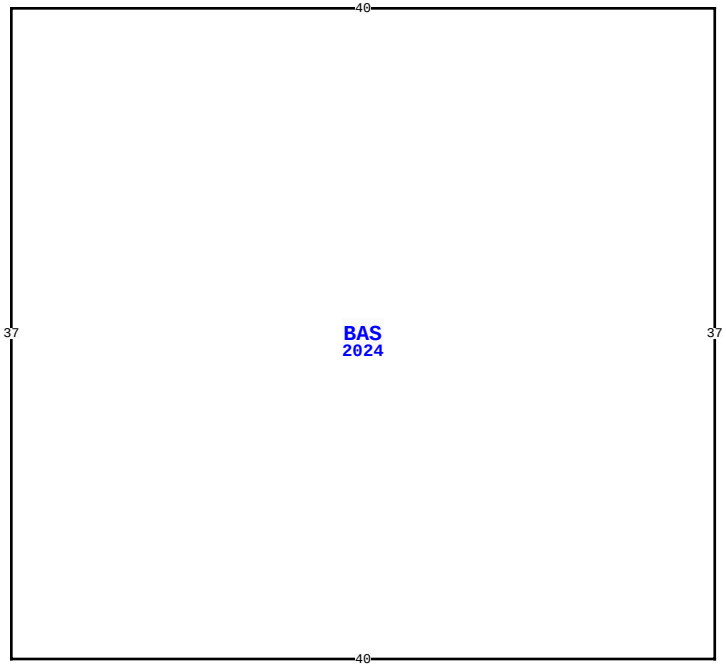
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	2024	1,480	64,762
TOTALS	1,480			1,480	64,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,480	113.3220	44.20	65,416	2025	2025	0	0	0	1.00	99.00

3 GARAGE RES 100% - 2026 Heated Area: 1480 HX Base Yr 2024



940226 OLD NASSAUVILLE RD, FERNANDINA BEACH

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XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE		674,759
TOTAL JUST VALUE		859,097
NCON VALUE		139,752
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		702,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804533	NEW CONSTR	235,396	05/04/2018
B1633579	DEMOLITION	0	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1179	2/08/2023	QC	U	I	11	100
GRANTOR: GILLOON SCOTT R & MIK						
GRANTEE: GILLOON FAMILY 2023						
1334/0959	7/20/2005	WD	Q	I		350,000
GRANTOR: WILLIAMS HARRY N						
GRANTEE: GILLOON SCOTT R & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E40 S37 W40 N37 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/07/2025 BY TW Total Acres: 1.28 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 07/09/2026 BY SYS