

PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 2846/1634
(EX UTIL ESMT IN OR 1210/1549

HOPKINS ARTHUR REED JR
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-0000-0012-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	284	15	1993	43	6,483
BAS	912	100	1993	912	137,514
UCP	912	20	1993	182	27,442
TOTALS	2,108			1,137	171,439

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0300	BOAT DCK W	0	0	0	0	310.00	SF	40.00	40.00	
3	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000116	C	RES MARSH	0		RSF	1109.20	0.00	1.22	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,137	125.7690	174.82	198,770	1987	1997	0	0	0	13.75
1 SNGL FAM 0% - 2026 Heated Area: 912 HX Base Yr											
940214 OLD NASSAUVILLE RD, FERNANDINA BEACH											
BLD DATE 05/09/2025 MLU											

TOTAL OB/XF											
3,772											

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3,772											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	171,439		
TOTAL MARKET OB/XF VALUE	3,772		
TOTAL LAND VALUE - MARKET	183,000		
TOTAL MARKET VALUE	358,211		
SOH/AGL Deduction	0		
ASSESSED VALUE	358,211		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	358,211		
TOTAL JUST VALUE	358,211		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	350,796		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2846/1634	7/01/2023	QC	U	I	11	100	
GRANTOR: MITCHELL DONNA J LIVI							
GRANTEE: HOPKINS ARTHUR REED							
2689/654	7/01/2023	WD	U	I	11	100	
GRANTOR: MITCHELL DONNA J							
GRANTEE: MITCHELL DONNA J LI							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAL=[YR=1993] W28 S8 BAS=[YR=1993] S38 E24 N38 W24 \$ E24 S15 E4 N23 \$ PTR= S60 UCP 1993=S38 E24 N38 W24 \$ N60 \$.											