LOT 7
HOLLY POINT EST PB 7/28

KISER DANIEL & CYNTHIA TRUST/KISER DANIEL L TRUSTE
940120 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-0785-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

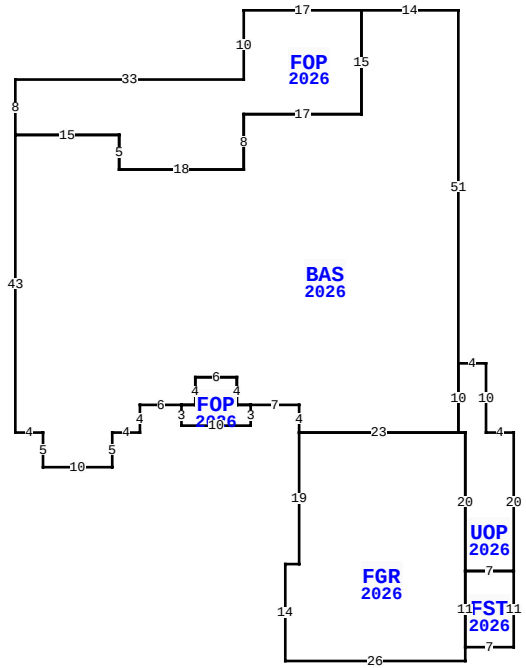
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
BAS	2,899	100	2026	2,899	612,762
FGR	820	55	2026	451	95,328
FOP	54	30	2026	16	3,382
FOP	609	30	2026	183	38,681
FST	77	55	2026	42	8,878
UOP	180	20	2026	36	7,609
TOTALS	4,639			3,627	766,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,627	127.3302	211.37	766,639	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2899 HX Base Yr 2026



940120 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		766,639
TOTAL MARKET OB/XF VALUE		84,451
TOTAL LAND VALUE - MARKET		365,000
TOTAL MARKET VALUE		1,216,090
SOH/AGL Deduction		270,801
ASSESSED VALUE		945,289
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		893,878
TOTAL JUST VALUE		1,216,090
NCON VALUE		851,090
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250009024			08/12/2025
B240011834	SCREEN ENCLOSURE	8,370	10/22/2024
SP240009136	POOL	101,775	08/06/2024
B240005887	H2882 G654 P952	549,999	05/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/0521	10/12/2022	WD	Q	V	02	229,000
GRANTOR: BERNARD JOANMARIE R						
GRANTEE: KISER DANIEL & CYNT						
2467/1453	6/02/2021	WD	Q	I	02	175,000
GRANTOR: SOUND POINT LLC						
GRANTEE: BERNARD JOANMARIE R						

BUILDING NOTES

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	0912	SCRN RM G	0	100	0	0	831.00	SF	21.00	21.00	100	2026	2025		100	17,451	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=80,10] W14 S15 W17 S8 W18 N5 W15 S43 E4 S5 E10 N5 E4 N4 E6 E2 N4 E6 S4 E2 E7 S4 E23 N10 N51 $
FOP=[YR=2026;ORIG=42,63] E6 S4 E2 S3 W10 N3 E2 N4 $
UOP=[YR=2026;ORIG=80,71] E1 S20 E7 N20 W4 N10 W4 S10 $
FGR=[YR=2026;ORIG=57,71] E23 E1 S20 S11 S2 W26 N14 E2 N19 $
FST=[YR=2026;ORIG=88,91] W7 S11 E7 N11 $
FOP=[YR=2026;ORIG=66,10] W17 S10 W33 S8 E15 S5 E18 N8 E17 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 84,451

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	000131	C	RES CREEK	100		RSF-1	73.00	231.00	73.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	365,000							

REVIEW DATE 10/15/2025 BY NWA Total Acres: 0.00 Total Land Value: 365,000 Market: 0 Agricultural: 0 Common: 365,000 PRINTED 07/09/2026 BY SYS