LOT 2
DOCKSIDE ON CHRISTOPHER CREEK
REPLAT PB 8/107

MCMAHON BARRY J & BARBARA A
940430 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-522D-0002-0000

BUILDING CHARACTERISTICS

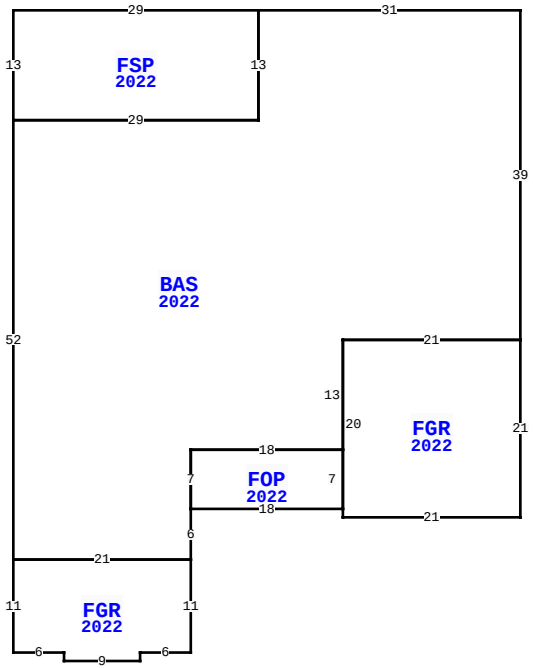
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,743	100	2022	2,743	609,430
FGR	240	55	2022	132	29,327
FGR	441	55	2022	243	53,989
FOP	126	30	2022	38	8,442
FSP	377	40	2022	151	33,549
TOTALS	3,927			3,307	734,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,307	135.8803	225.56	745,927	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 100% - 2026 Heated Area: 2743 HX Base Yr 2026



940430 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		734,738
TOTAL MARKET OB/XF VALUE		8,418
TOTAL LAND VALUE - MARKET		345,000
TOTAL MARKET VALUE		1,088,156
SOH/AGL Deduction		0
ASSESSED VALUE		1,088,156
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,036,745
TOTAL JUST VALUE		1,088,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		873,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017778	CO ISSUED	0	12/02/2022
B2114104	NEW CONSTR	405,073	10/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/1733	3/12/2021	WD	Q	V	02	242,500
GRANTOR: CHRISTOPHER CREEK LLC						
GRANTEE: MCMAHON BARRY J & B						
1894/0527	12/16/2013	SW	U	V	11	100
GRANTOR: GLEIM LAWRENCE A						
GRANTEE: CHRISTOPHER CREEK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W31 FSP=[YR=2022] W29 S13 E29 N13$ S13 W29 S52
FGR=[YR=2022] S11 E6 S1 E9 N1 E6 N11 W21$ E21 N6
FOP=[YR=2022] E18 FGR=[YR=2022] S1 E21 N21 W21 S20$ N7 W18
S7$ N7 E18 N13 E21 N39$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
4	1242	WD DECK A	0	100	20	12	240.00	SF	10.00	10.00	100	2015	2015	3	60	1,440	
5	0300	BOAT DCK W	0	100	22	8	176.00	SF	40.00	40.00	100	2015	2015	3	71	4,998	

LAND DESCRIPTION

TOTAL OB/XF 8,418

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	0.00	0.00	46.00	FF		1.00	1.00	1.50	5,000.00	7,500.00	345,000							

REVIEW DATE 11/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 07/09/2026 BY SYS