



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
BAS	1,711	100	2001	1,711	257,170
FOP	258	30	2001	77	11,574
FOP	258	30	2001	77	11,574
FOP	90	30	2018	27	4,059
STR	85	10	2018	8	1,202
UGR	1,711	45	2001	770	115,734

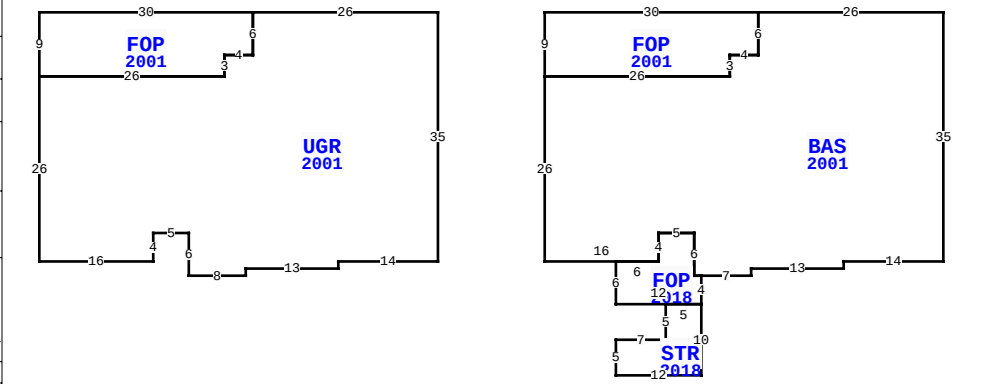
TOTALS	4,113			2,670	401,312
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0525	GAZEBO	0	100	0	1.00	UT	5,000.00	
2	0300	BOAT DCK W	0	100	45	180.00	SF	40.00	
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RM	100.00	300.00	155.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,670	122.8800	170.80	456,036	2001	2001	0	0	12.00	88.00
1 SNGL FAM 100% - 2000 Heated Area: 1711 HX Base Yr 2000											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU
940036 OLD NASSAUVILLE RD, FERNANDINA BEACH			

TOTAL OB/XF											
5,345											

TOTAL OB/XF											
5,345											

Total Acres: 0.00	Total Land Value: 775,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		401,312	
TOTAL MARKET OB/XF VALUE		5,345	
TOTAL LAND VALUE - MARKET		775,000	
TOTAL MARKET VALUE		1,181,657	
SOH/AGL Deduction		869,182	
ASSESSED VALUE		312,475	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		256,064	
TOTAL JUST VALUE		1,181,657	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		950,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015087	H/AC	3,300	06/01/2001
B017853	NEW CONSTR	183,734	01/01/2001
6843	REPAIR/RRF	600	11/14/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	3/08/2000	CN	U	I	07	100	
GRANTOR: BINKLEY CHARLES							
GRANTEE: BARNES JOHN PETER							
9999/9999	8/06/1999	CN	Q	I		95,000	
GRANTOR: BINKLEY CHARLES E							
GRANTEE: BARNES JOHN PETER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=2001] W26 FOP=[YR=2001] W30 S9 E26 N3 E4 N6 \$ S6 W4 S3 W26 S26 E16 N4 E5 S6 E8 N1 E13 N1 E14 N35 \$ PTR= E15 FOP=[YR=2001] E30 BAS=[YR=2001] E26 S35 W14 S1 W13 S1 W7 FOP=[YR=2018] S4 STR2018 =S10 W12 N5 E7 N5 E5\$ W12 N6 E6 N4 E5 S6 E1\$ W1 N6 W5 S4 W16 N26 E26N3 E4 N6 \$ S6 W4 S3 W26 N9 \$ W15 \$.									