LOT 1
KASIE HILL SUB PB 6/102

NELSON TAYLOR & TYLER
940710 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-545K-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

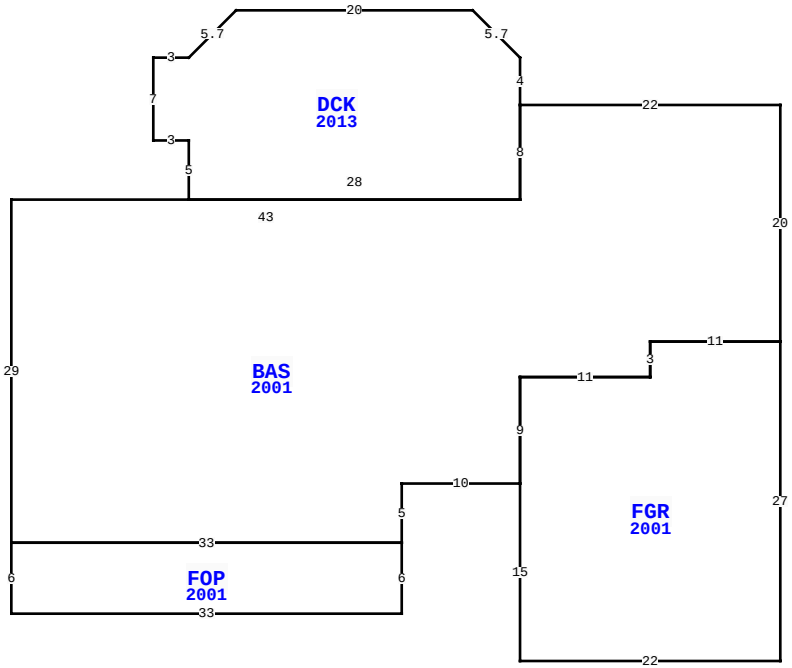
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAS	1,670	100	2001	1,670	228,067
DCK	453	10	2013	45	6,146
FGR	561	55	2001	309	42,199
FOP	198	30	2001	59	8,057
TOTALS	2,882			2,083	284,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,083	111.3280	154.75	322,344	2001	2001	0	0	0	11.75	88.25

1 SNGL FAM 100% - 2022 Heated Area: 1670 HX Base Yr 2022



940710 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,469
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		388,469
SOH/AGL Deduction		114,450
ASSESSED VALUE		274,019
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		217,608
TOTAL JUST VALUE		388,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108127	NEW CONSTR	109,000	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/1023	8/05/2021	WD	Q	I	01	338,000
GRANTOR: SAULS ROLEN E & KELLE						
GRANTEE: NELSON TAYLOR & TYL						
1229/0191	5/10/2004	WD	Q	I		162,000
GRANTOR: KNIGHT ERNEST D & WEN						
GRANTEE: SAULS ROLEN E & KEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W22 DCK=[YR=2013] N4 U4 L4 W20 D4 L4 W3 S7 E3 S5 E28 N8$ S8 W43 S29 FOP=[YR=2001] S6 E33 N6 W33 $ E33 N5 E10 FGR=[YR=2001] S15 E22 N27 W11 S3 W11 S9 $ N9 E11 N3 E11 N20 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.04	AC		1.00	1.00	1.00	100,000.00	100,000.00	104,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.04 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 07/09/2026 BY SYS