LOTS 8 & 9
SHEFFIELD BLUFF PB 6/209

WALL LIVING TRUST/WALL WILLIAM J TRUSTEE
940842 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-549S-0008-0000

BUILDING CHARACTERISTICS

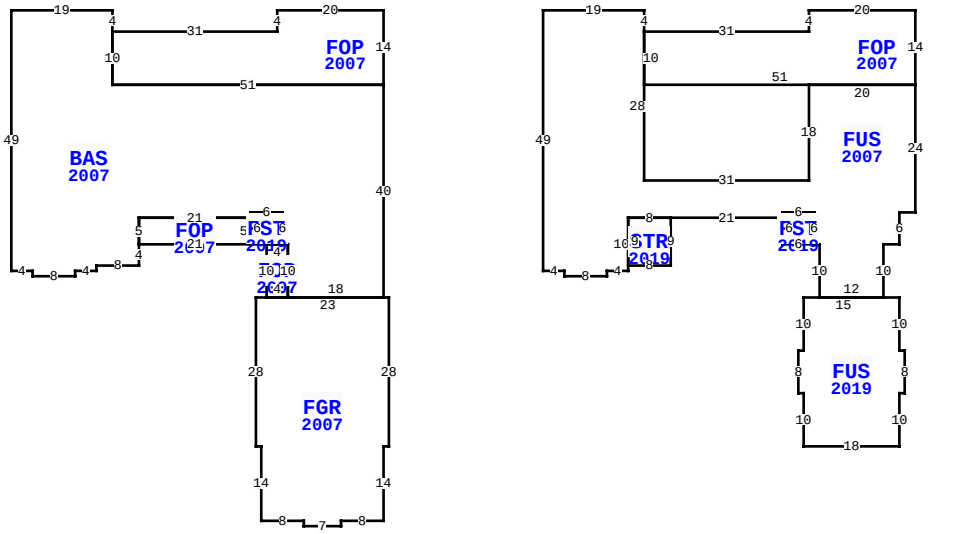
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
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
BAS	2,525	100	2007	2,525	618,922
FGR	1,029	55	2007	566	138,737
FOP	40	30	2007	12	2,941
FOP	105	30	2007	32	7,844
FOP	590	30	2007	177	43,386
FOP	590	30	2007	177	43,386
FST	36	55	2019	20	4,902
FST	36	55	2019	20	4,902
FUS	1,817	100	2007	1,817	445,379
FUS	520	100	2019	520	127,461
TOTALS	7,360			5,873	1,439,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,873	162.2676	269.36	1,581,951	2007	2007	0	0	0	9.00	91.00

1 SFR CUST 100% - 2008 Heated Area: 4862 HX Base Yr 2008



** This building has 11 Sub-Areas

940842 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

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
1	0300	BOAT DCK W	0	100	690	5	3,450.00	SF	40.00	40.00	100	2004	2004	3	30	41,400	
2	0300	BOAT DCK W	0	100	20	12	240.00	SF	40.00	40.00	100	2004	2004	3	30	2,880	
3	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2004	2004	3	20	460	
4	0303	FLT DOCK W	0	100	22	10	220.00	SF	26.00	26.00	100	2004	2004	3	30	1,716	
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2004	2004	3	20	800	
6	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	22	550	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2007	2007	05	85	51,000	
9	0911	SCRN RM A	0	100	52	30	1,560.00	SF	18.00	18.00	100	2007	2007	3	24	6,739	
11	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	24	1,200	
15	1126	CB/STC 8"	0	100	0	0	576.00	SF	8.00	8.00	100	2007	2007	3	86	3,963	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,439,575
TOTAL MARKET OB/XF VALUE		130,253
TOTAL LAND VALUE - MARKET		1,590,400
TOTAL MARKET VALUE		3,160,228
SOH/AGL Deduction		1,421,560
ASSESSED VALUE		1,738,668
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,687,257
TOTAL JUST VALUE		3,160,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,114,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704455	H/AC	0	07/01/2017
B19569	ADDITION	23,380	03/01/2007
B19349	SWIM POOL	41,000	01/01/2007
M11895	MECH OTHER	0	08/01/2006
E17100	ELEC OTHER	10,000	04/01/2006
P10969	OTHER	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2285/0772	6/17/2019	WD	U	I	11	100
GRANTOR: WALL WILLIAM J & CARO						
GRANTEE: WALL LIVING TRUST						
2266/21	3/13/2019	WD	U	I	11	100
GRANTOR: WALL WILLIAM J & CARO						
GRANTEE: WALL LIVING TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W20 S4 W31 BAS=[YR=2007] N4 W19 S49 E4 S1 E8 N1 E4 N1 E8 N4 FOP=[YR=2007] E21 FST=[YR=2019] E3 FOP=[YR=2007] S10 FGR=[YR=2007] W2 S28 E1 S14 E8 S1 E7 N1 E8 N14 E1 N28 W23 $ E4 N10 W4 $ E3 N6 W6 S6$ N5 W21 S5$ N5 E21 N1 E6 S6 E1 S10 E18 N40 W51 N10 $ S10 E51 N14 $ PTR =E30 FUS=[YR=2007] E19 S4 FOP=[YR=2007] E31 N4E20 S14 W51 N10$ S28 E31 N18 E20 S24 W3 S6 W3 S10 FUS=[YR=2019] E3 S10E1 S8 W1S10 W18 N10 W1 N8 E1 N10 E15 $W12 N10 W1 FST=[YR=2019] W6 N6 E6 S6$ N6 W6 S1 W21 STR=[YR=2019] S9 W8 N9 E8$ W8 S10 W4 S1 W8 N1 W4 N49 $ W30$.

LAND DESCRIPTION

TOTAL OB/XF 110,708

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	000131	C	RES CREEK	100		RSF-1	111.00	631.00	111.00	FF		1.00	1.00	0.90	8,000.00	7,200.00	799,200							
2	000131	C	RES CREEK	100		RSF-1	115.00	661.00	115.00	FF		1.00	1.00	0.86	8,000.00	6,880.00	791,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,590,400 Market: 0 Agricultural: 0 Common: 1,590,400 PRINTED 07/09/2026 BY SYS

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TOTAL JUST VALUE		3,160,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,114,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17312	CO ISSUED	0	03/01/2006
R09014	REPAIR/RRF	4,000	03/01/2006
B17312	NEW CONSTR	800,000	03/01/2006

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GRANTOR: WALL WILLIAM J & CARO						
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BUILDING NOTES

BUILDING DIMENSIONS

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
16	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	9,345	
17	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2007	2007	3	100	10,200	

TOTAL OB/XF 19,545

LAND DESCRIPTION

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,590,400 Market: 0 Agricultural: 0 Common: 1,590,400 PRINTED 07/09/2026 BY SYS