LOT 7
SHEFFIELD BLUFF #2 PB 6/327

GREGORY STEVEN E & ANNE W
940880 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-549T-0007-0000

BUILDING CHARACTERISTICS

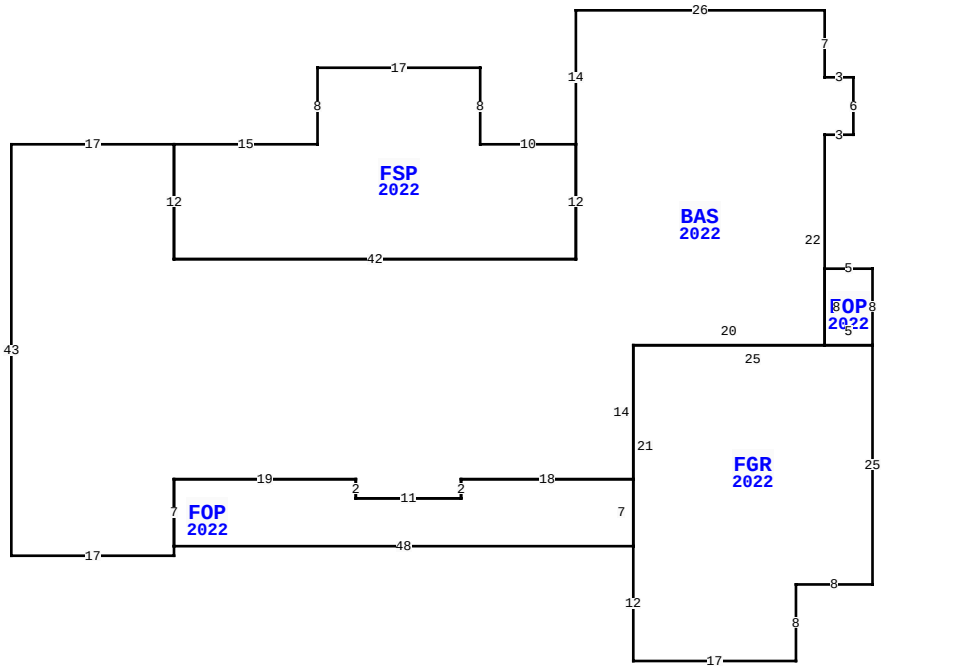
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	13	STAND SEAM 20
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,731	100	2022	2,731	677,897
FGR	761	55	2022	419	104,005
FOP	40	30	2022	12	2,979
FOP	314	30	2022	94	23,333
FSP	640	40	2022	256	63,545
TOTALS	4,486			3,512	871,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,512	151.0416	250.73	880,564	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2026 Heated Area: 2731 HX Base Yr 2026



940880 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		871,758
TOTAL MARKET OB/XF VALUE		59,900
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		1,031,658
SOH/AGL Deduction		12,829
ASSESSED VALUE		1,018,829
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		967,418
TOTAL JUST VALUE		1,031,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,157,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2110052	CO ISSUED	0	05/24/2022
B2201877	SWIM POOL	60,000	02/02/2022
B2110052	NEW CONSTR	423,520	07/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2803/1766	7/03/2025	WD	Q	I	02	1,235,000
GRANTOR: ABERLE ANDREW A						
GRANTEE: GREGORY STEVEN E &						
2743/700	10/15/2024	WD	Q	I	01	1,390,000
GRANTOR: KILPATRICK CARRIE ANN						
GRANTEE: ABERLE ANDREW A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 S14 FSP=[YR=2022] W10 N8 W17 S8 W15 S12 E42 N12$ S12 W42 N12 W17 S43 E17 N1 FOP=[YR=2022] E48 FGR=[YR=2022] S12 E17 N8 E8 N25 FOP=[YR=2022] N8W5S8E5$ W25 S21$ N7 W18 S2 W11 N2 W19 S7$ N7 E19 S2 E11 N2 E18 N14 E20 N22 E3 N6 W3 N7$.

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	0501	FP-AVERAGE	0	100	0	0	2.00	UT	5,000.00	5,000.00	100	2022	2022	3	99	9,900	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 59,900

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS