LOT 8
SHEFFIELD BLUFF #2 PB 6/327

**DIXON DEAN STEWART & CHERYL ANN**
940868 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

**2026**

**45-2N-28-549T-0008-0000**

## BUILDING CHARACTERISTICS

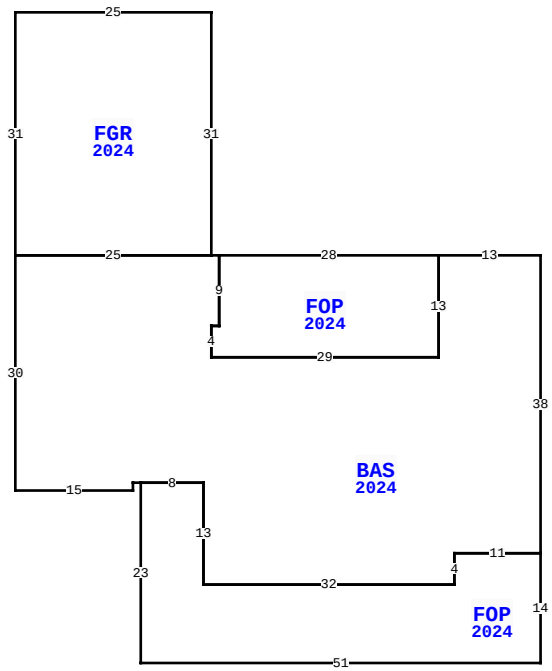
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 2,105 | 100 | 2024 | 2,105 | 513,398 |
| FGR | 775 | 55 | 2024 | 426 | 103,899 |
| FOP | 368 | 30 | 2024 | 110 | 26,828 |
| FOP | 658 | 30 | 2024 | 197 | 48,048 |
| TOTALS | 3,906 | | | 2,838 | 692,173 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,838 | 147.6634 | 245.12 | 695,651 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST 100% - 2024 Heated Area: 2105 HX Base Yr 2024




940868 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 692,173 |
| TOTAL MARKET OB/XF VALUE | | 82,292 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 874,465 |
| SOH/AGL Deduction | | 232,738 |
| ASSESSED VALUE | | 641,727 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 540,316 |
| TOTAL JUST VALUE | | 874,465 |
| NCON VALUE | | 77,342 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 711,707 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 240012902 | INGROUND POOL | 77,000 | 11/15/2024 |
| 230013959 | | | 10/30/2023 |
| 2301271 | NEW CONSTR | 431,368 | 01/27/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2567/1380 | 6/01/2022 | WD | Q | I | 02 | 145,000 |
| GRANTOR: LORENZO SOL TRUSTEE | | | | | | |
| GRANTEE: DIXON DEAN STEWART | | | | | | |
| 1782/1298 | 2/28/2012 | WD | U | I | 30 | 100 |
| GRANTOR: LORENZO SOL | | | | | | |
| GRANTEE: LORENZO SOL TRUSTEE | | | | | | |

## BUILDING NOTES

## 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 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2024 | 2023 | | 99 | 4,950 | |
| 5 | 0912 | SCRN RM G | 0 | 100 | 31 | 42 | 1,302.00 | SF | 21.00 | 21.00 | 100 | 2026 | 2025 | | 100 | 27,342 | |
| 6 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2026 | 2025 | 04 | 100 | 50,000 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=87,10] S13 W29 N4 E1 N9 W1 W25 S30 E15 N1 E1 E8 S13 E32 N4 E11 N38 W13 $
FGR=[YR=2024;ORIG=33,-21] E25 S31 W25 N31 $
FOP=[YR=2024;ORIG=49,39] E8 S13 E32 N4 E11 S14 W51 N23 $
FOP=[YR=2024;ORIG=59,10] E28 S13 W29 N4 E1 N9 $
.

## LAND DESCRIPTION

TOTAL OB/XF 82,292

| 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 01/14/2026 BY NWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS