

SANDERSON STEPHEN E
96074 LITTLEBERRY LANE
FERNANDINA BEACH, FL 32034

41-2N-28-0000-0003-0030

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05
03

AVERAGE 100
GABLE/HIP 100

Roof Structur

03

Roof Cover

12

Interior Wall

04

Interior Floo

14

Air Condition

01

Heating Type

02

Bedrooms

02

Bathrooms

02

Frame

1.

Stories

1.

Units

0

BUD8 Adjustme

04

Occupancy

00

NONE 100
DIST 01 100
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

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

928

100

928

70,419

FOP

90

30

27

2,049

UCP

240

20

48

3,642

UGR

576

45

259

19,654

UOP

54

20

11

835

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

% COND

0100011,273101.000091.15116,034197919840016.7583.25

1 SINGLE FAM - 100% - 2020Heated Area: 928HX Base Yr 2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/30/2023MLU

EXTRA FEATURES

96074 LITTLEBERRY LN, FERNANDINA BEACH

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

0811

CONCRETE B

0100

0

0

1,065.00

SF

5.20

5.20

100

2009

2009

3

91

5,040

2

0681

POLE SHED

0100

0

0

560.00

SF

15.00

15.00

100

2009

2009

3

60

5,040

LAND DESCRIPTION

TOTAL OB/XF

10,080

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000110

C

SFR RURAL

100

OR

0.00

0.00

0.99

AC

1.00

1.00

1.00

75,000.00

75,000.00

74,250

REVIEW DATE

10/25/2018

BY

KBA

Total Acres:

0.99

Total Land Value:

74,250

Market:

0

Agricultural:

0

Common:

74,250

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

96,598

TOTAL MARKET OB/XF VALUE

10,080

TOTAL LAND VALUE - MARKET

74,250

TOTAL MARKET VALUE

180,928

SOH/AGL Deduction

80,828

ASSESSED VALUE

100,100

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

50,100

TOTAL JUST VALUE

180,928

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

133,773

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2257/0437

2/25/2019

QC

U

I

11

100

GRANTOR: SANDERSON RHONDA S

GRANTEE: SANDERSON STEPHEN E

1220/1105

4/07/2004

WD

U

I

07

100

GRANTOR: SANDERSON EARL R

GRANTEE: SANDERSON EARL R &

BUILDING NOTES

BAS=[YR=1993] W33 N12 W12 S3 UOP=[YR=1993] W6 S9 E6N9\$ S9 W11 S14 E26 FOP=[YR=1993] S10 E9 N10W9\$ E30 UGR=[YR=1993] S6 E24 N24 UCP=[YR=1993] N10 W24 S10E24\$ W24 S18 \$ N14\$.