PT OF TRACT A
IN OR 766/1852
ESMT PT OR 764/1466

LITTLE TIMOTHY C
95155 STINGRAY LN
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5120-000A-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

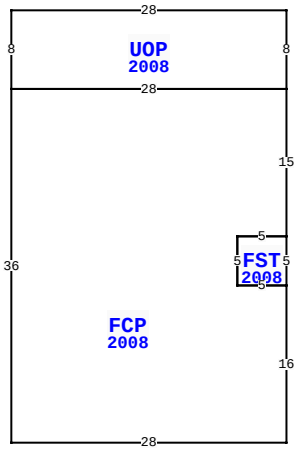
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

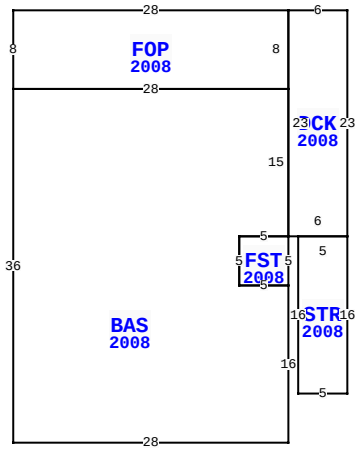
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	983	100	983	114,310
DCK	138	10	14	1,628
FCP	983	25	246	28,607
FOP	224	30	67	7,792
FST	25	55	14	1,628
FST	25	55	14	1,628
STR	80	10	8	930
UOP	224	20	45	5,233
TOTALS	2,682		1,391	161,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,391	105.3000	125.04	173,931	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 0% - 0 Heated Area: 983 HX Base Yr





95139 STINGRAY LN, FERNANDINA BEACH

BLD DATE	02/10/2009 RK	LGL DATE	
XF DATE		LAND DATE	05/31/2023 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	161,756
TOTAL MARKET OB/XF VALUE	28,062
TOTAL LAND VALUE - MARKET	271,875
TOTAL MARKET VALUE	461,693
SOH/AGL Deduction	184,915
ASSESSED VALUE	276,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,778
TOTAL JUST VALUE	461,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20272	ELEC OTHER	5,500	11/01/2007
M13472	MECH OTHER	0	11/01/2007
P12875	OTHER	0	11/01/2007
C20510	CO ISSUED	0	09/01/2007
B20510	NEW CONSTR	86,240	09/01/2007
R10703	REPAIR/RRF	1,300	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0766/1852	7/31/1996	QC	U	I	06	100
GRANTOR: LITTLE LINDA F						
GRANTEE: LITTLE TIMOTHY C						
0587/0677	1/04/1990	WD	U	V		100
GRANTOR: BENNETT CHARLES & E						
GRANTEE: LITTLE T C & L F						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W28 S8 FCP=[YR=2008] S36 E28 N16
FST=[YR=2008] N5 W5 S5 E5$ W5 N5 E5 N15 W28$ E28 N8 $ PTR=
E30 FOP=[YR=2008] E28 DCK=[YR=2008] E6 S23 STR=[YR=2008]
S16 W5 N16 E5 $ W6 FST=[YR=2008] S5 W5 N5 E5$ BAS=[YR=2008]
W5 S5 E5 S16 W28 N36 E28 S15$ N23$ S8 W28 N8 $ W30 $.

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	1242	WD DECK A	0	0	20	8	160.00	SF	10.00	10.00	100	2007	2007	3	35	560	
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2008	2008	3	100	10,200	
3	0300	BOAT DCK W	0	0	90	3	270.00	SF	40.00	40.00	100	2020	2020	3	95	10,260	
4	0311	WD GANG WY	0	0	0	0	28.00	SF	45.00	45.00	100	2020	2020	3	93	1,172	
5	0317	DCK PLNG W	0	0	0	0	2.00	UT	500.00	500.00	100	2020	2020	3	93	930	
6	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2020	2020	3	95	4,940	

LAND DESCRIPTION

TOTAL OB/XF 28,062

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	000130	C	SFR WATER	0		OR	145.00	236.00	145.00	FF		1.00	1.00	0.75	2,500.00	1,875.00	271,875							

REVIEW DATE 11/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 271,875 Market: 0 Agricultural: 0 Common: 271,875 PRINTED 08/02/2023 BY SYS