BLK A {K/A PARCEL A} LOT 4
IN OR 2163/1676
WILDERS SUB OF NASSAU RIVER

SHIVER JEFFREY S & ALESIA L
95201 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5180-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

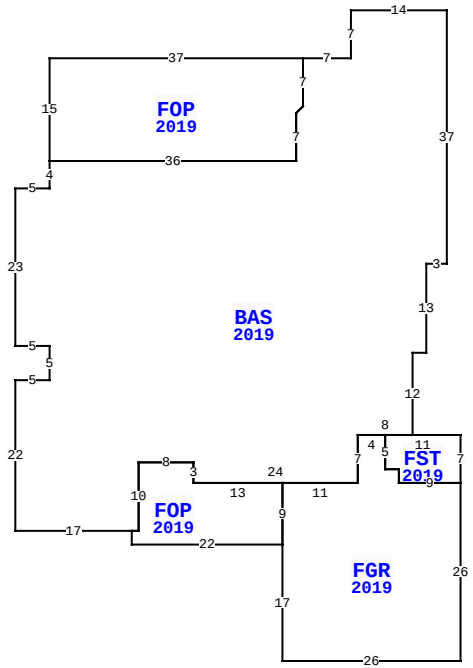
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	3,249	100	3,249	462,019
FGR	708	55	389	55,317
FOP	215	30	64	9,101
FOP	548	30	164	23,321
FST	73	55	40	5,689
TOTALS	4,793		3,906	555,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,906	100.8000	143.64	561,058	2019	2019	0	0	0	1.00	99.00

3 SFR CUST – 100% - 2018 Heated Area: 3249 HX Base Yr 2018



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

95201 NASSAU RIVER RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		595,938
TOTAL MARKET OB/XF VALUE		50,243
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		1,046,181
SOH/AGL Deduction		271,634
ASSESSED VALUE		774,547
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		724,547
TOTAL JUST VALUE		1,046,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		821,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809189	CO ISSUED	0	07/09/2019
B1809189	NEW CONSTR	450,332	09/10/2018
B1806004	DEMOLITION	8,000	08/01/2018
B1800786	GARAGE	84,492	02/01/2018
4200	N/A	3,000	06/25/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2163/1676	12/11/2017	WD	Q	I	01	500,000
GRANTOR: JOHNS JAMES N & CLARA						
GRANTEE: SHIVER JEFFREY S &						
0531/0401	11/19/1987	WD	U	I		78,000
GRANTOR: MCPHERSON E F & R						
GRANTEE: JOHNS JAMES & CLARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 S7 W7 FOP=[YR=2019] W37 S15 E36 N7 R1 U1 N7$ S7 D1 L1 S7 W36 S4 W5 S23 E5 S5 W5 S22 E17
FOP=[YR=2019] S2 E22 FGR=[YR=2019] S17 E26 N26
FST=[YR=2019] N7 W11 S5 E2 S2 E9$ W9 N2 W2 N5 W4 S7 W11 S9$ N9 W13 N3 W8 S10 W1$ E1 N10 E8 S3 E24 N7 E8 N12 E2 N13 E3 N37$.

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
8	0300	BOAT DCK W	0	100	0	0	525.00	SF	40.00	40.00	100	1999	1999	3	28	5,880	
9	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	1999	1999	3	20	460	
10	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	400	
11	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00	13.00	100	1999	1999	3	20	312	
12	0920	CWALL-WD/M	0	100	0	0	58.00	LF	390.00	390.00	100	1990	1990	3	20	4,524	
14	0920	CWALL-WD/M	0	100	0	0	71.00	LF	390.00	390.00	100	1990	1990	3	20	5,538	
16	0303	FLT DOCK W	0	100	12	16	192.00	SF	26.00	26.00	100	2000	2000	3	29	1,448	
17	0810	CONCRETE A	0	100	39	4	156.00	SF	6.50	6.50	100	2019	2019	3	99	1,004	
18	0812	CONCRETE C	0	100	0	0	6,050.00	SF	4.00	4.00	100	2019	2019	3	99	23,958	
19	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

TOTAL OB/XF 46,989

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
1	000132	C	SFR RIVER	100		RS-1	100.00	410.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 01/06/2020 BY KW Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

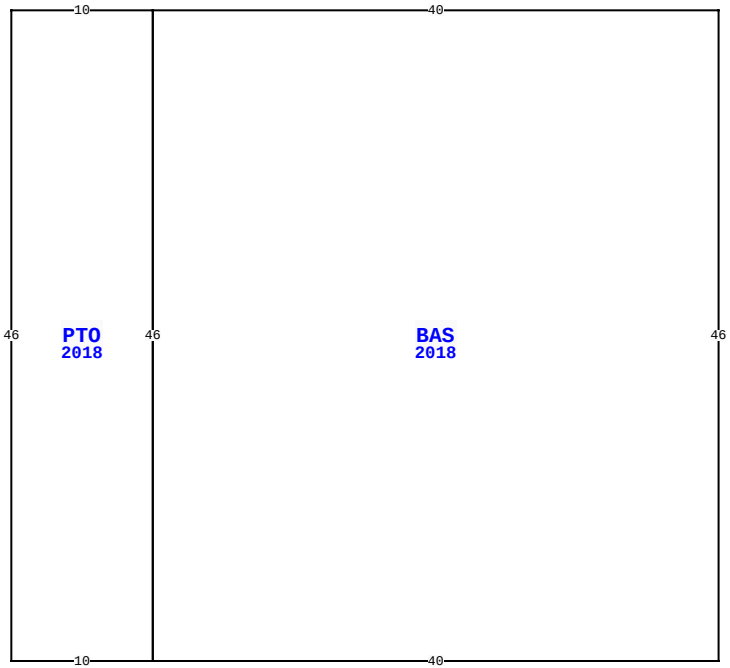
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1,840	39,992
PTO	460	5	23	500
TOTALS	2,300		1,863	40,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	1,863	64.6800	22.64	42,178	2018	2018	0	0	0	4.00	96.00

4 GARAGE RES – 100% - 2018 Heated Area: 1840 HX Base Yr 2018



95201 NASSAU RIVER RD, FERNANDINA BEACH

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GRANTOR: MCPHERSON E F & R						
GRANTEE: JOHNS JAMES & CLARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 PTO=[YR=2018] W10 S46 E10 N46$ S46 E40 N46$.

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
20	0462	ST/AL FNC	0	100	72	0	288.00	SF	10.00	10.00	100	2019	2019	3	93	2,678	
21	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 3,254

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

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