

YOUNG MICHAEL & ALEJANDRA
940454 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

45-2N-28-522D-0001-0000



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

16 WD FR STUC 80

31 HARDIE BRD 20

04 WOOD TRUSS 100

03 COMP SHNGL 100

05 DRYWALL 100

11 CLAY TILE 60

14 CARPET 40

03 CENTRAL 100

04 AIR DUCTED 100

4 100

3 100

02 WOOD FRAME 100

1. 1. 100

0 100

00 NONE 100

05 Quality Level 05

0100 SINGLE FAMILY

MKT AREA

04

4075.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS 2,859 100 2,859 477,453

FGR 720 55 396 66,132

FOP 52 30 16 2,672

FOP 440 30 132 22,044

TOTALS 4,071 3,403 568,301

EXTRA FEATURES

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 0855 CONC PAVER 0 100 0 0 904.00 SF 10.00 10.00 100 2022 2022 3 100 9,040

2 0462 ST/AL FNC 0 100 0 0 1,008.00 SF 10.00 10.00 100 2022 2022 3 100 10,080

3 0463 FENCE GATE 0 100 0 0 3.00 UT 300.00 300.00 100 2022 2022 3 100 900

4 0861 POOL GUNIT 0 100 0 0 392.00 SF 85.00 85.00 100 2022 2022 3 100 33,320

5 0855 CONC PAVER 0 100 0 0 1,196.00 SF 10.00 10.00 100 2022 2022 3 100 11,960

6 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2022 2022 3 100 2,000

7 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2022 2022 3 100 2,000

8 1242 WD DECK A 0 100 20 12 240.00 SF 10.00 10.00 100 2015 2015 3 74 1,776

9 0300 BOAT DCK W 0 100 20 8 160.00 SF 40.00 40.00 100 2015 2015 3 81 5,184

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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 100 RS-1 0.00 0.00 48.00 FF 1.00 1.00 1.20 3,000.00 3,600.00 172,800

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500 01 3,403 117.1896 167.00 568,301 2022 2022 0 0 0.00 100.00

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

HX HB

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

568,301

76,260

172,800

817,361

0

817,361

50,000

767,361

817,361

637,601

177,360

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2433/0003 2/10/2021 WD Q I 01 220,000

GRANTOR: CHRISTOPHER CREEK LLC

GRANTEE: YOUNG MICHAEL & AL E

1894/0531 12/16/2013 SW U V 11 100

GRANTOR: GLEIM GARRETT W TRUST

GRANTEE: CHRISTOPHER CREEK L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] N8 W37 S12 E36 N4 E1\$ W1 S4 W36 N16 W16 S27 W8 S26 E13 N3 E10 FOP=[YR=2022] S3 E12 N3 W2 N2 W8 S2 W2\$ E2 N2 E8 S2 E13 S2 E7 FGR=[YR=2022] S30 E24 N30 W24\$ E22 N40\$.

940454 OLD NASSAUVILLE RD, FERNANDINA

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF 76,260

REVIEW DATE 09/08/2022 BY DJ Total Acres: 0.00 Total Land Value: 172,800 Market: 0 Agricultural: 0 Common: 172,800 PRINTED 08/02/2023 BY SYS