PT LOT 7
IN OR 2420/1612
CHRISTOPHER CREEK ESTATES

BUDDS CARRIE A & JASON
86990 WORTHINGTON DR
YULEE, FL 32097

2023

45-2N-28-5240-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

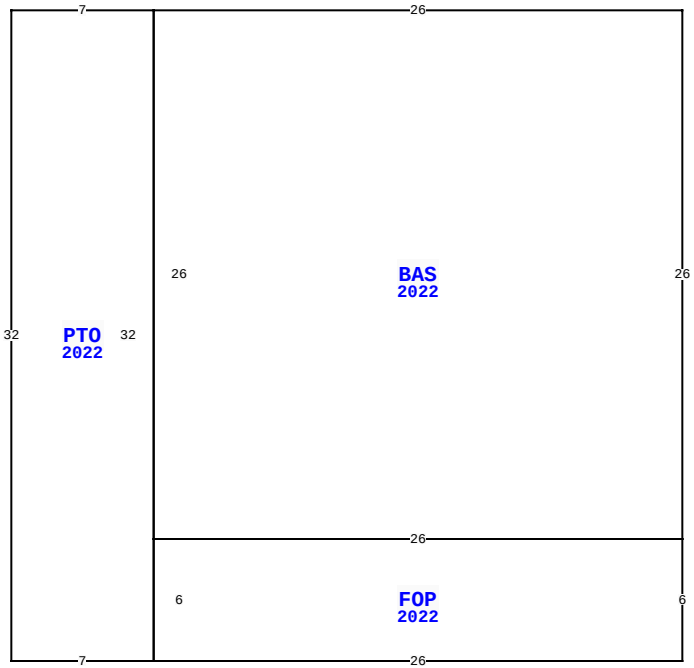
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	676	84,155
FOP	156	30	47	5,851
PTO	224	5	11	1,369
TOTALS	1,056		734	91,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	734	137.9400	124.49	91,376	2022	2022	0	0	0	0.00	100.00

2 SINGLE FAM – 0% - 0 Heated Area: 676 HX Base Yr



940580 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	91,376
TOTAL MARKET OB/XF VALUE	19,456
TOTAL LAND VALUE - MARKET	404,250
TOTAL MARKET VALUE	515,082
SOH/AGL Deduction	89,203
ASSESSED VALUE	425,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	425,879
TOTAL JUST VALUE	515,082
NCON VALUE	103,755
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007427	NEW CONSTR	106,702	05/12/2022
B24632	DEMOLITION	7,750	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2420/1612	12/23/2020	WD	Q	V	01	300,000
GRANTOR: PRATT RICHARD R JR LI						
GRANTEE: BUDDS CARRIE A & JA						
1560/0238	4/08/2008	QC	U	I	01	100
GRANTOR: PRATT RICHARD R JR						
GRANTEE: PRATT RICHARD R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 PTO=[YR=2022] W7S32E7 FOP=[YR=2022] E26 N6 W26 S6$ N32$ S26 E26 N26$.

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
2	0300	BOAT DCK W	0	0	65	4	260.00	SF	40.00	40.00	100	1985	2022	3	100	10,400	
3	0920	CWALL-WD/M	0	0	0	0	75.00	LF	390.00	390.00	100	2000	2000	3	20	5,850	
5	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	2000	2000	3	29	1,206	
6	0317	DCK PLNG W	2	0	0	0	2.00	UT	1,000.00	1,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 19,456

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		RS-1	110.00	475.00	110.00	FF		1.00	1.00	1.05	3,500.00	3,675.00	404,250							

REVIEW DATE 11/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 404,250 Market: 0 Agricultural: 0 Common: 404,250 PRINTED 08/02/2023 BY SYS