

SW 175 FT OF LOT 10 & NELY
50 FT OF LOT 11
CHRISTOPHER CREEK ESTATES

LITTLE DENNIS M & MARY JULIA L/E/
940514 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-5240-0010-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	11
Interior Floo	12
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	3
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

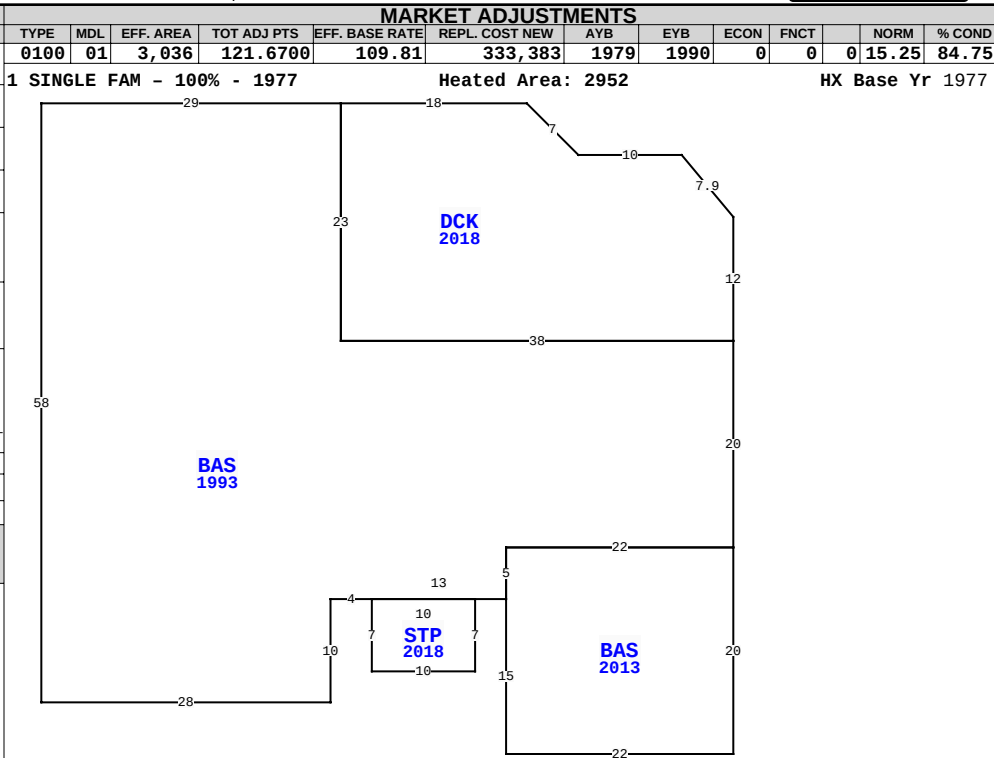
Quality	06
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,512	100	2,512	233,777
BAS	440	100	440	40,948
DCK	772	10	77	7,166
STP	70	10	7	652

TOTALS	3,794	3,036	282,542
--------	-------	-------	---------

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0810	CONCRETE A	0	100	10	57	570.00	SF	6.50	6.50	100	1978	1978	3	30	1,112	
3	0861	POOL GUNIT	0	100	17	35	595.00	SF	85.00	85.00	100	1986	1986	3	20	10,115	
4	0510	GARAGE WD-	0	100	28	32	896.00	SF	35.00	35.00	100	1986	1986	3	20	6,272	
5	0845	KOOL DECK	0	100	109	12	1,308.00	SF	7.25	7.25	100	1986	1986	3	52	4,931	
6	0820	WOOD WALK	0	100	0	0	764.00	SF	11.75	11.75	100	1986	1986	3	40	3,591	
7	0812	CONCRETE C	0	100	0	0	4,958.00	SF	4.00	4.00	100	1988	1988	3	57	11,304	
8	0303	FLT DOCK W	0	100	78	8	624.00	SF	26.00	26.00	100	2008	2008	3	56	9,085	
9	0310	AL GANG WY	0	100	0	0	24.00	LF	115.00	115.00	100	2008	2008	3	40	1,104	
10	0479	VF PICKET	0	100	0	0	125.00	LF	10.00	10.00	100	2008	2008	3	76	950	

LAND DESCRIPTION	
L N	USE CODE
1	000130



940514 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/IF																	50,179
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000130	C	SFR WATER	100		RS-1	225.00	340.00	225.00	FF		1.00	1.00	0.80	3,500.00	2,800.00	630,000

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			282,542
TOTAL MARKET OB/IF VALUE			54,030
TOTAL LAND VALUE - MARKET			630,000
TOTAL MARKET VALUE			966,572
SOH/AGL Deduction			652,595
ASSESSED VALUE			313,977
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			263,977
TOTAL JUST VALUE			966,572
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			804,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4219	H/AC	1,500	06/03/1992
8032	ADDITION	27,360	04/27/1992
6884	XFOB	1,680	12/06/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/1937	10/25/2022	LE	U	I	11	100
GRANTOR: LITTLE DENNIS M & MAR						
GRANTEE: JONES LAUREN LITTLE						
0223/0034	1/01/1976	WD	Q	I		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
DCK=[YR=2018] N12 L5 U6 W10 U5 L5 W18 S23 E38\$	
BAS=[YR=1993] W38 N23 W29 S58 E28 N10 E4 STP=[YR=2018] S7	
E10 N7 W10\$ E13 BAS=[YR=2013] S15 E22 N20 W22 S5\$ N5 E22	
N20\$.	

**LITTLE DENNIS M & MARY JULIA L/E/
940514 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034**

45-2N-28-5240-0010-0020

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		4							
ELEMENT		CD		CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY														
																											VALUATION BY					STANDARD				
																											Tax Group: 4					Tax Dist:				
																											BUILDING MARKET VALUE					282,542				
																											TOTAL MARKET OB/XF VALUE					54,030				
																											TOTAL LAND VALUE - MARKET					630,000				
																											TOTAL MARKET VALUE					966,572				
																											SOH/AGL Deduction					652,595				
																											ASSESSED VALUE					313,977				
																											TOTAL EXEMPTION VALUE					HX HB		50,000		
																											BASE TAXABLE VALUE					263,977				
																											TOTAL JUST VALUE					966,572				
																											NCON VALUE					0				
																											INCOME VALUE									
																											PREVIOUS YEAR MKT VALUE					804,647				