

LOT 12 (EX SW 8 FT)
IN OR 1023/870
CHRISTOPHER CREEK ESTATES

LITTLE CLIFTON J & REBECCA L
940482 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-5240-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,780	100	1,780	167,640
FGR	483	55	266	25,052
FOP	16	30	5	471
FST	210	55	116	10,925
TOTALS	2,489		2,167	204,087

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	80.00	SF	6.50	
3	0300	BOAT DCK W	0 100	0	0	252.00	SF	40.00	
4	0310	AL GANG WY	0 100	0	0	23.00	LF	115.00	
5	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	
6	0303	FLT DOCK W	0 100	9	16	144.00	SF	13.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RS-1	175.00	250.00	121.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,167	145.9465	131.72	285,437	1974	1985	0	0	28.50	71.50	
1 SINGLE FAM - 100% - 2004 Heated Area: 1780 HX Base Yr 2004												

940482 OLD NASSAUVILLE RD, FERNANDINA BEACH												
BLD DATE 05/30/2023 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		204,087	
TOTAL MARKET OB/XF VALUE		7,895	
TOTAL LAND VALUE - MARKET		423,500	
TOTAL MARKET VALUE		635,482	
SOH/AGL Deduction		320,346	
ASSESSED VALUE		315,136	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		265,136	
TOTAL JUST VALUE		635,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		538,639	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1023/0870	12/06/2001	WD	Q	I		195,000	
GRANTOR: DAWSON FAYE & MYRNA S							
GRANTEE: LITTLE CLIFTON J &							
0533/1038	12/23/1987	WD	U	I		100	
GRANTOR: SOWELL DORIS L							
GRANTEE: DAWSON FAYE ET AL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W44 U2 L3 W4 D2 L3 FST=[YR=1993] W21 S10									
FGR=[YR=1993] S23 E21 N23W21\$ E21N10\$ S33 E26 FOP=[YR=1993]									
E4 N4 W4S4\$ N4 E4 S4 E24 N33\$.									

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1	000130	C	SFR WATER	100		RS-1	175.00	250.00	121.00