TRACTS 44 & 45
IN OR 2209/24
ESMT IN OR 390/252

GRAY JOHN T
94180 CHRISTOPHER LN
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0044-0000

BUILDING CHARACTERISTICS

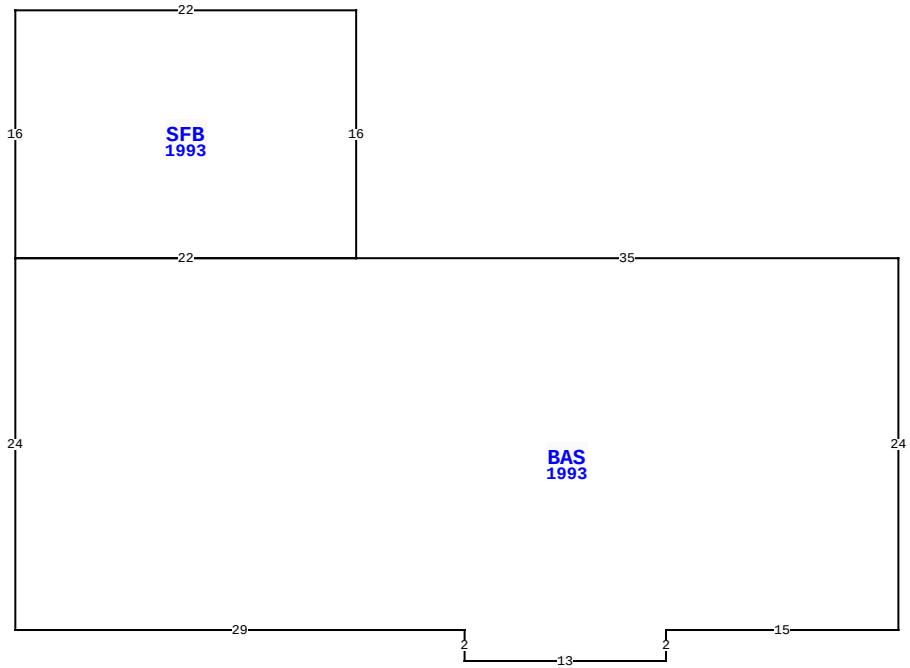
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100	1,394	123,440
SFB	352	80	282	24,971
TOTALS	1,746		1,676	148,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,676	116.7100	105.33	176,533	1978	1990	0	0	0	15.93	84.07

1 SINGLE FAM – 100% - 2019 Heated Area: 1676 HX Base Yr 2019



94180 CHRISTOPHER LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		148,411
TOTAL MARKET OB/XF VALUE		13,348
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		476,759
SOH/AGL Deduction		186,358
ASSESSED VALUE		290,401
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,401
TOTAL JUST VALUE		476,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/0024	7/09/2018	WD	Q	I	01	315,000
GRANTOR: LUPONE FREDERICK & EL						
GRANTEE: GRAY JOHN T						
1137/1039	5/14/2003	WD	Q	I		241,500
GRANTOR: WOHLMACHER CHARLES F						
GRANTEE: LUPONE FREDERICK &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 SFB=[YR=1993] N16 W22 S16 E22$ W22 S24 E29 S2 E13 N2 E15 N24$.

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
1	0940	SHEDS/PORT	0	100	14	10	140.00	SF	20.10	20.10	100	1980	1980	3	20	563	
2	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1980	1980	3	35	8,064	
4	0350	CARPORT WD	0	100	9	12	108.00	SF	13.00	13.00	100	1980	1980	3	20	281	
5	0300	BOAT DCK W	0	100	10	18	180.00	SF	40.00	40.00	100	2000	2000	3	29	2,088	
7	0810	CONCRETE A	0	100	26	16	416.00	SF	6.50	6.50	100	2005	2005	3	87	2,352	

LAND DESCRIPTION

TOTAL OB/XF 13,348

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	100		RM	0.00	0.00	100.00	FF		1.00	1.00	1.05	3,000.00	3,150.00	315,000							

REVIEW DATE 03/10/2018 BY KW Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/02/2023 BY SYS