

LOT 2
IN OR 1744/1825
SHEFFIELD BLUFF #2 PB 6/327

SMITH GEORGE C
95190 GOFFINSVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-549T-0002-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 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. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4005.00	

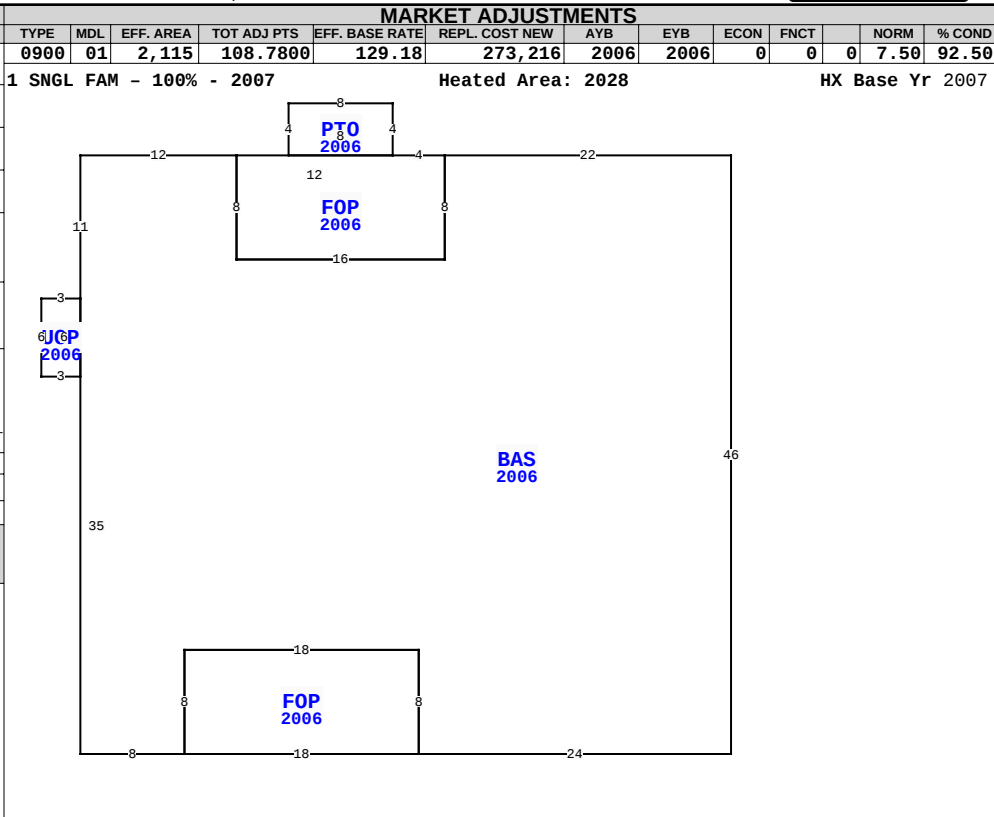
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2,028	242,329
FOP	128	30	38	4,541
FOP	144	30	43	5,138
PTO	32	5	2	239
UOP	18	20	4	478

TOTALS	2,350		2,115	252,725
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,564.00	SF	4.00	4.00	
2	0351	CARPORT MT	0	100	28	31	868.00	SF	4.50	4.50	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	4.50	4.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	3.26	AC	

REVIEW DATE 01/22/2019 BY KWA



95190 GOFFINSVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
7,274											

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7,274											

Total Acres: 3.26 Total Land Value: 220,050 Market: 0 Agricultural: 0 Common: 220,050

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		252,725	
TOTAL MARKET OB/XF VALUE		7,274	
TOTAL LAND VALUE - MARKET		220,050	
TOTAL MARKET VALUE		480,049	
SOH/AGL Deduction		291,286	
ASSESSED VALUE		188,763	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		138,763	
TOTAL JUST VALUE		480,049	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,859	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16302	ELEC OTHER	4,500	12/01/2005
M10584	MECH OTHER	0	11/01/2005
P10027	OTHER	0	09/01/2005
C15666	CO ISSUED	160,000	07/01/2005
R07948	REPAIR/RRF	6,000	07/01/2005
B15666	NEW CONSTR	160,000	07/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1744/1825	6/08/2011	QC	U	I	11
GRANTOR: SMITH ANNA L					SALE PRICE
GRANTEE: SMITH GEORGE					
1211/0468	3/01/2004	WD	Q	V	
GRANTOR: CARTER JAMES W & MARI					90,000
GRANTEE: SMITH GEORGE & ANNA					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2006] W22 FOP=[YR=2006] W4 PTO=[YR=2006] N4 W8 S4 E8 \$ W12 S8 E16 N8 \$ S8 W16N8 W12 S11 UOP=[YR=2006] W3 S6 E3 N6 \$ S35 E8 FOP=[YR=2006] E18 N8 W18 S8 \$ N8 E18 S8 E24 N46 \$.					