

BLOCK 1 LOT 31
IN OR 920/522
SPRING HILL SUB PB 5/32

TODD PAULA K
95117 CLEARWATER RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550A-0001-0310



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1,672	175,952
DCK	322	10	32	3,368
FGR	400	55	220	23,152
FOP	72	30	22	2,315
UCP	500	20	100	10,523
USP	400	30	120	12,628

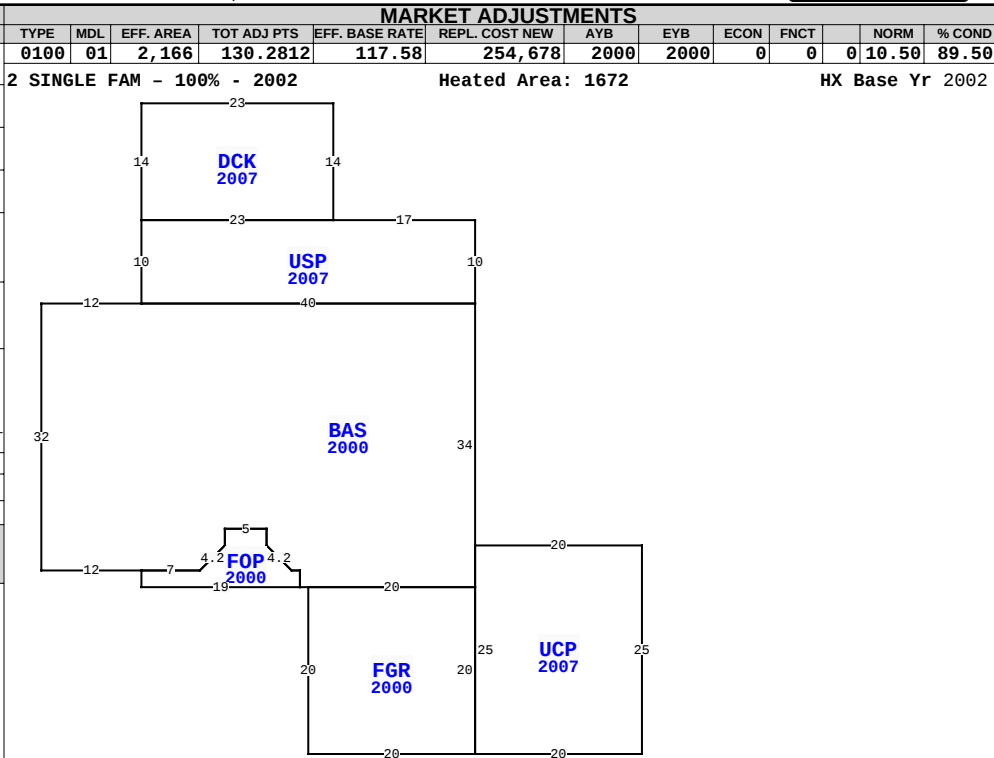
TOTALS	3,366		2,166	227,937
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EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
3	0861	POOL GUNIT	0	100	0	0	380.00	SF	85.00	85.00	100	2007	2007	3	52	16,796	
4	0911	SCRN RM A	0	100	32	30	960.00	SF	17.50	17.50	100	2007	2007	3	35	5,880	
5	0845	KOOL DECK	0	100	0	0	580.00	SF	7.25	7.25	100	2007	2007	3	89	3,742	
6	0803	ASPHALT C	0	100	0	0	2,500.00	SF	1.40	1.40	100	2003	2003	3	54	1,890	
7	0940	SHEDS/PORT	0	100	12	18	216.00	SF	30.00	30.00	100	2002	2002	3	21	1,361	
8	0681	POLE SHED	0	100	24	18	216.00	SF	15.00	15.00	100	2002	2002	3	32	1,037	
9	0681	POLE SHED	0	100	36	10	360.00	SF	15.00	15.00	100	2002	2002	3	32	1,728	
10	0351	CARPORT MT	0	100	20	20	400.00	SF	4.00	4.00	100	2015	2015	3	74	1,184	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



95117 CLEARWATER RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	36,593
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
3	0861	POOL GUNIT	0	100	0	0	380.00	SF	85.00	85.00	100	2007	2007	3	52	16,796	
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10	0351	CARPORT MT	0	100	20	20	400.00	SF	4.00	4.00	100	2015	2015	3	74	1,184	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		227,937	
TOTAL MARKET OB/XF VALUE		36,593	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		349,530	
SOH/AGL Deduction		194,161	
ASSESSED VALUE		155,369	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		100,369	
TOTAL JUST VALUE		349,530	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,605	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20731	SCRN ENCLOSURE	7,000	11/01/2007
B20412	SWIM POOL	29,000	08/01/2007
B007565	XFOB	5,040	10/01/2000
007037	NEW CONSTR	120,000	05/05/2000

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0920/0522		2/16/2000	WD	U	V	01	50,000		
GRANTOR: TODD GORDON H & PAULA									
GRANTEE: TODD GORDON H & PAU									
0556/0052		11/01/1988	WD	U	V		10,000		
GRANTOR: LODGE CAROL S									
GRANTEE: TODD GORDON & PAULA									

BUILDING NOTES

BUILDING DIMENSIONS									
USP=[YR=2007] W17 DCK=[YR=2007] N14 W23 S14 E23\$ W23 S10									
BAS=[YR=2000] W12 S32 E12 FOP=[YR=2000] S2 E19 N2 W1 U3 L3									
N2 W5 S2 D3 L3 W7\$ E7 U3 R3 N2 E5 S2 D3 R3 E1 S2 E1									
FGR=[YR=2000] S20 E20 UCP=[YR=2007] E20 N25 W20 S25\$ N20 W20\$									
E20 N34 W40\$ E40 N10\$.									