

BLOCK 1 LOT 43
IN OR 842/342
SPRING HILL SUB PB 5/32

LEE STEPHEN D & LORI S
95467 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550A-0001-0430



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

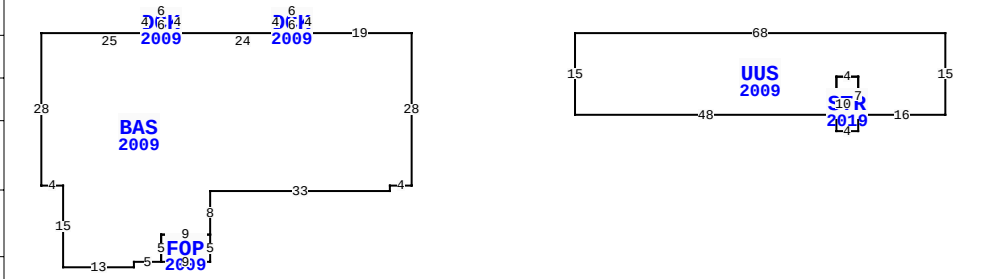
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2,283	179,923
DCK	24	10	2	158
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FOP	45	30	14	1,104
STR	40	10	4	315
UUS	992	50	496	39,090
TOTALS	3,408		2,801	220,746

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0940	SHEDS/PORT	0 100	20	13	260.00	SF	20.10	20.10	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0200	01	2,801	111.7872	83.84	234,836	2009	2009	0	0	0	6.00	94.00	
1 SFR MODULR - 100% - 1992													
Heated Area: 2283													
HX Base Yr 1992													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			233,100
TOTAL MARKET OB/XF VALUE			1,045
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			319,145
SOH/AGL Deduction			146,666
ASSESSED VALUE			172,479
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			122,479
TOTAL JUST VALUE			319,145
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2201855	REPAIR/RRF	9,000	02/02/2022
B1530052	GARAGE	25,740	02/27/2015
C22388	CO ISSUED	0	08/04/2009
P13837	OTHER	0	07/01/2009
M14615	MECH OTHER	0	06/01/2009
B22388	MODULAR	0	04/04/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0842/0342	7/23/1998	WD	U	I	06	100	
GRANTOR: LEE STEPHEN D & LORI							
GRANTEE: LEE STEPHEN D & LOR							
0626/0102	5/13/1991	WD	Q	V		10,900	
GRANTOR: AMOS MICHAEL & JULIE							
GRANTEE: LEE STEPHEN & LORI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W19 DCK=[YR=2009] N4 W6 S4 E6 \$ W24											
DCK=[YR=2009] N4 W6 S4 E6 \$ W25 S28 E4 S15 E13 N1 E5											
FOP=[YR=2009] E9 N5 W9 S5 \$ N5 E9 N8 E33 N1 E4 N28 \$ PTR=											
E30 UUS=[YR=2009] E68 S15 W16 STR=[YR=2019] S3 W4 N10 E4											
S7\$ N7 W4 S7 W48 N15 \$ W30\$.											

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