

BLOCK 3 LOT 44
IN OR 1562/1981
SPRING HILL SUB UNIT 2 PB 5/35

MOORE PEGGY THERESA &/MCLEAN STEVEN
940819 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0440



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

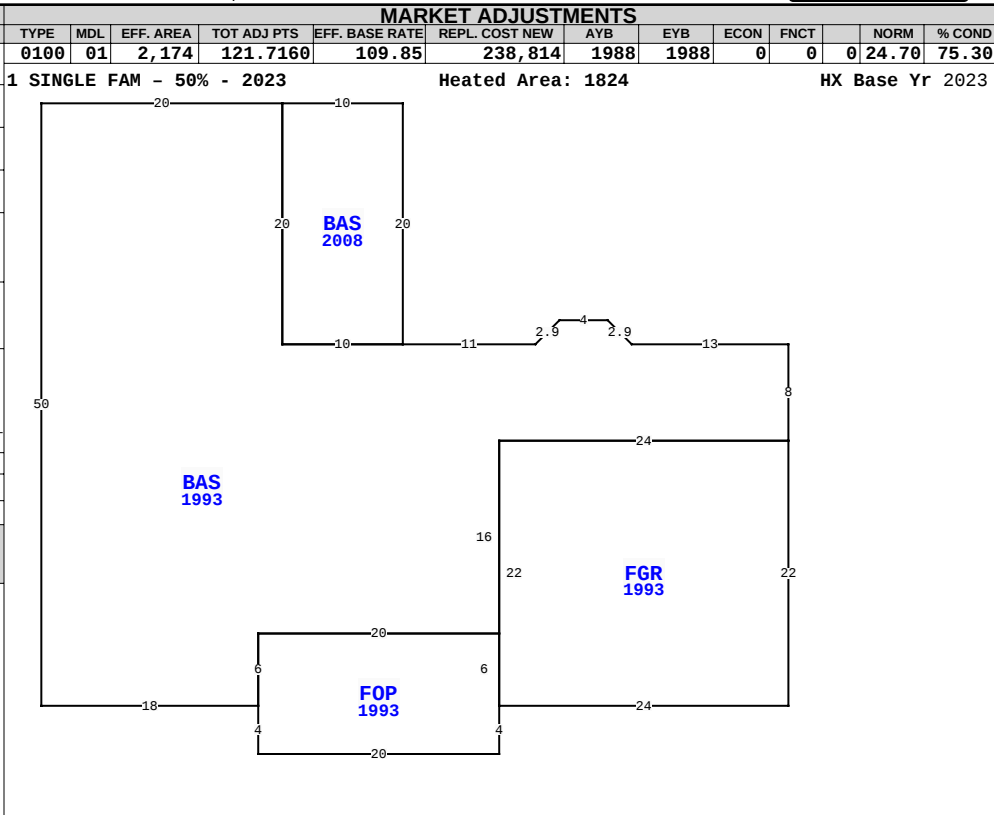
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	134,332
BAS	200	100	200	16,543
FGR	528	55	290	23,988
FOP	200	30	60	4,963

TOTALS	2,552		2,174	179,827
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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	0811	CONCRETE B	0	50	0	0	919.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	50	16	24	384.00	SF	30.00	30.00	
4	0940	SHEDS/PORT	0	50	10	20	200.00	SF	30.00	30.00	
5	0940	SHEDS/PORT	0	50	10	16	160.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	50		OR	0.00	0.00	1.00	LT	



940819 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								179,827	
TOTAL MARKET OB/XF VALUE								9,498	
TOTAL LAND VALUE - MARKET								85,000	
TOTAL MARKET VALUE								274,325	
SOH/AGL Deduction								0	
ASSESSED VALUE								274,325	
TOTAL EXEMPTION VALUE								50,000	
BASE TAXABLE VALUE								224,325	
TOTAL JUST VALUE								274,325	
NCON VALUE								74,168	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								204,585	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7112	XFOB	6,528	03/22/1991
2699	H/AC	2,800	08/23/1988
3169	NEW CONSTR	0	08/15/1988
5238	NEW CONSTR	3,500	07/22/1988
5030	NEW CONSTR	67,600	07/12/1988

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1562/1981		4/24/2008	QC	U	I	01	100		
GRANTOR: MCLEAN GILBERT V & RE									
GRANTEE: MCLEAN STEVEN & PEG									
0530/0704		11/06/1987	WD	Q	V		11,000		
GRANTOR: VONIER RANDALL JR &									
GRANTEE: MCLEAN GILBERT & R									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W13 L2 U2 W4 D2 L2 W11 BAS=[YR=2008] N20 W10 S20 E10\$ W10 N20 W20 S50 E18 FOP=[YR=1993] S4 E20N4 FGR=[YR=1993] E24 N22 W24 S22\$ N6W20 S6\$ N6 E20 N16E24N8\$.									