

BLOCK 3 LOT 47  
IN OR 1520/1469  
SPRING HILL SUB UNIT 2 PB 5/35

BROWN JAMES L JR/BROWN JAMES L SR  
940863 OLD NASSAUVILLE RD  
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0470



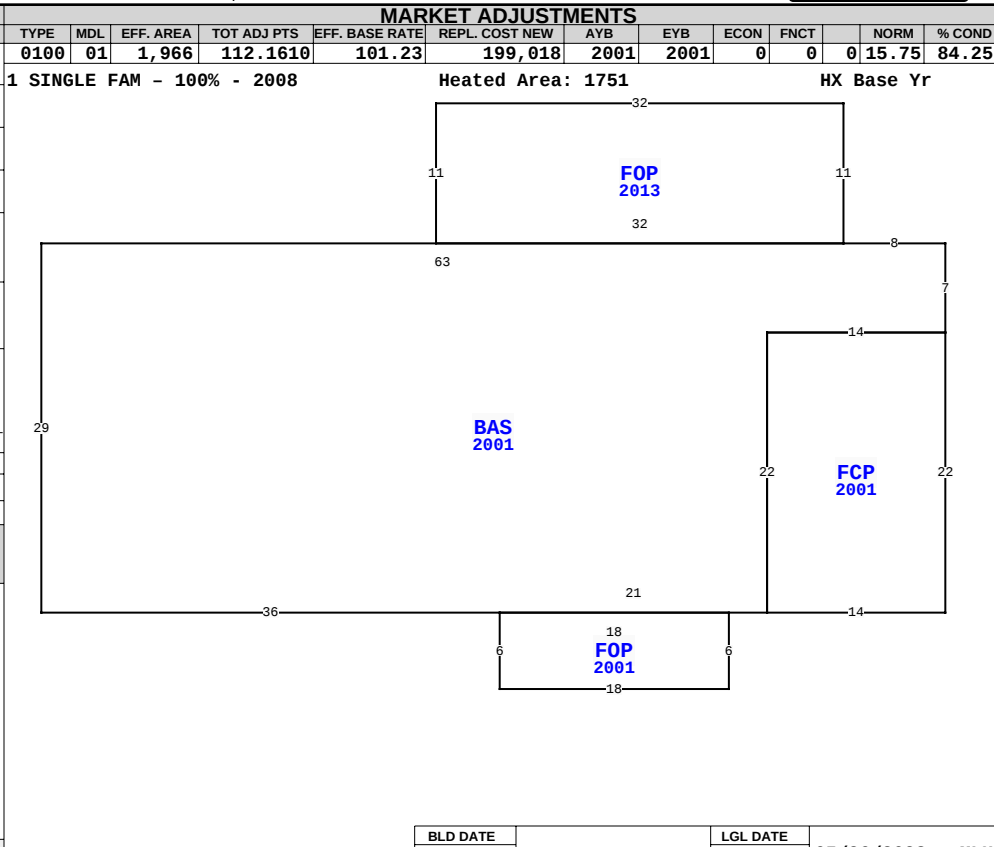
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| 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          |
| 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       | 1,751            | 100         | 1,751        | 149,336              |
| FCP       | 308              | 25          | 77           | 6,567                |
| FOP       | 108              | 30          | 32           | 2,729                |
| FOP       | 352              | 30          | 106          | 9,040                |
| TOTALS    | 2,519            |             | 1,966        | 167,673              |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 422.00 | SF | 6.50  | 6.50           | 100       | 2001    |
| 2              | 0940       | SHEDS/PORT  | 0 100   | 12 | 32 | 384.00 | SF | 30.00 | 30.00          | 100       | 2008    |

| 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        | 1.00 |



|                                             |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 940863 OLD NASSAUVILLE RD, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE                                    |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE                                     |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE                                    |  |  |  |  |  |  |  |  |  |  |  |
| LGL DATE                                    |  |  |  |  |  |  |  |  |  |  |  |
| LAND DATE                                   |  |  |  |  |  |  |  |  |  |  |  |
| AG DATE                                     |  |  |  |  |  |  |  |  |  |  |  |
| 05/26/2023 MLU                              |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |            |
|---------------------------|--|--|--|--|--|--|--|--|--|--|------------|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  | 4          |
| PAGE 1 of 2               |  |  |  |  |  |  |  |  |  |  |            |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  | STANDARD   |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |  |            |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |            |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  | 186,310    |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  | 6,857      |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  | 85,000     |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  | 278,167    |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  | 18,630     |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  | 259,537    |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  | 13 259,537 |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  | 0          |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  | 278,167    |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  | 0          |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |            |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  | 211,750    |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1530495   | GARAGE      | 39,517 | 05/01/2015 |
| B018033    | NEW CONSTR  | 94,600 | 03/01/2001 |

| SALES DATA                  |           |              |        |        |           |               |  |
|-----------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number        | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1520/1469                   | 8/22/2007 | QC           | U      | I      | 01        | 100           |  |
| GRANTOR: BROWN JAMES L SR   |           |              |        |        |           |               |  |
| GRANTEE: BROWN JAMES L SR & |           |              |        |        |           |               |  |
| 0507/1105                   | 1/02/1987 | WD           | Q      | V      |           | 8,800         |  |
| GRANTOR: SHEFFIELD & LEE    |           |              |        |        |           |               |  |
| GRANTEE: BROWN JAMES SR & L |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2001] W8 FOP=[YR=2013] N11 W32 S11 E32 \$ W63 S29 E36 FOP=[YR=2001] S6 E18 N6 W18\$ E21 FCP=[YR=2001] E14 N22 W14 S22\$ N22 E14 N7 \$ . |  |  |  |  |  |  |  |  |  |  |  |

**BROWN JAMES L JR/BROWN JAMES L SR**  
**940863 OLD NASSAUVILLE RD**  
**FERNANDINA BEACH, FL 32034**

**45-2N-28-550B-0003-0470**

[illegible]