

BLK 16 LOT 1
OCEAN CITY SOUTH PORTION R/P
PBK 2/39

LSD LLC
22435 CARDIFF DRIVE
SANTA CLARITA, CA 91350

2024

00-00-31-1540-0016-0010



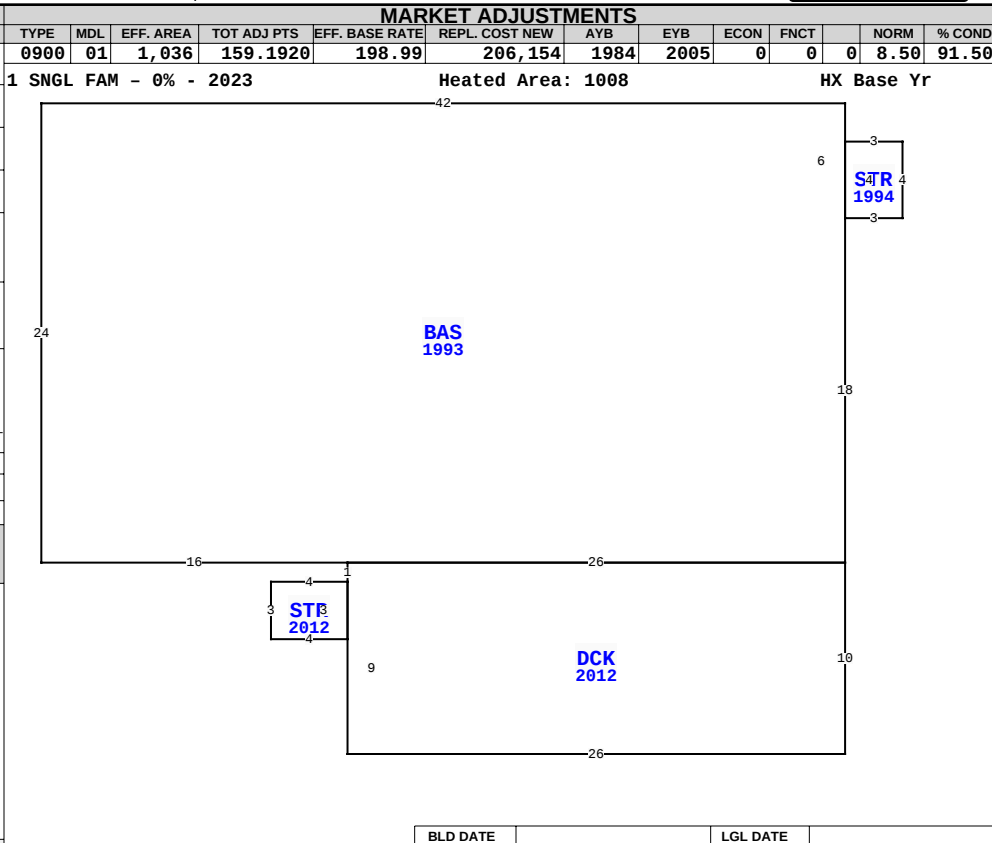
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	183,533
DCK	260	10	26	4,734
STR	12	10	1	182
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TOTALS	1,292		1,036	188,631

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	14	10	140.00	SF	52.50		
2	0820	WOOD WALK	0	0	0	0	288.00	SF	11.75		
3	0820	WOOD WALK	0	0	36	4	144.00	SF	11.75		
4	0820	WOOD WALK	0	0	17	4	68.00	SF	11.75		

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	0	0003	R-1	75.00	83.00	75.00	FF	



975 S FLETCHER AVE, FERNANDINA BEACH											
03/20/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										188,631	
TOTAL MARKET OB/XF VALUE										6,026	
TOTAL LAND VALUE - MARKET										480,000	
TOTAL MARKET VALUE										674,657	
SOH/AGL Deduction										0	
ASSESSED VALUE										674,657	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										674,657	
TOTAL JUST VALUE										674,657	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										636,571	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131678	VINYL SIDE	5,284	07/17/2013
20110788	WATER HEATER	1,000	05/23/2011
20110744	ELEC FOR WATER HE	900	05/13/2011
20110684	10X14 SHED	3,000	05/05/2011
20020620	STANDING SEAM ROO	5,000	04/10/2002
20020041	ELEC METER REPLAC	1,000	01/15/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2556/0395	4/12/2022	QC	U	I	11	100			
GRANTOR: DECKER SABRINA I & LA									
GRANTEE: LSD LLC									
2544/1496	3/03/2022	WD	Q	I	01	775,000			
GRANTOR: BLACK DAVID C & JEAN									
GRANTEE: DECKER SABRINA I &									
BUILDING NOTES									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W42 S24 E16 DCK=[YR=2012] S1 STR=[YR=2012] W4 S3 E4 N3\$ S9 E26 N10 W26\$ E26 N18 STR=[YR=1994] E3N4 W3S4\$ N6\$.											