

LOT 55
IN OR 842/451
OAK HILL ESTATES #2 PB 5/134

STEARN PAUL G & CHRISTINA L
95002 GEORGE CT
FERNANDINA BEACH, FL 32034-7263

2024

31-2N-28-1601-0055-0000



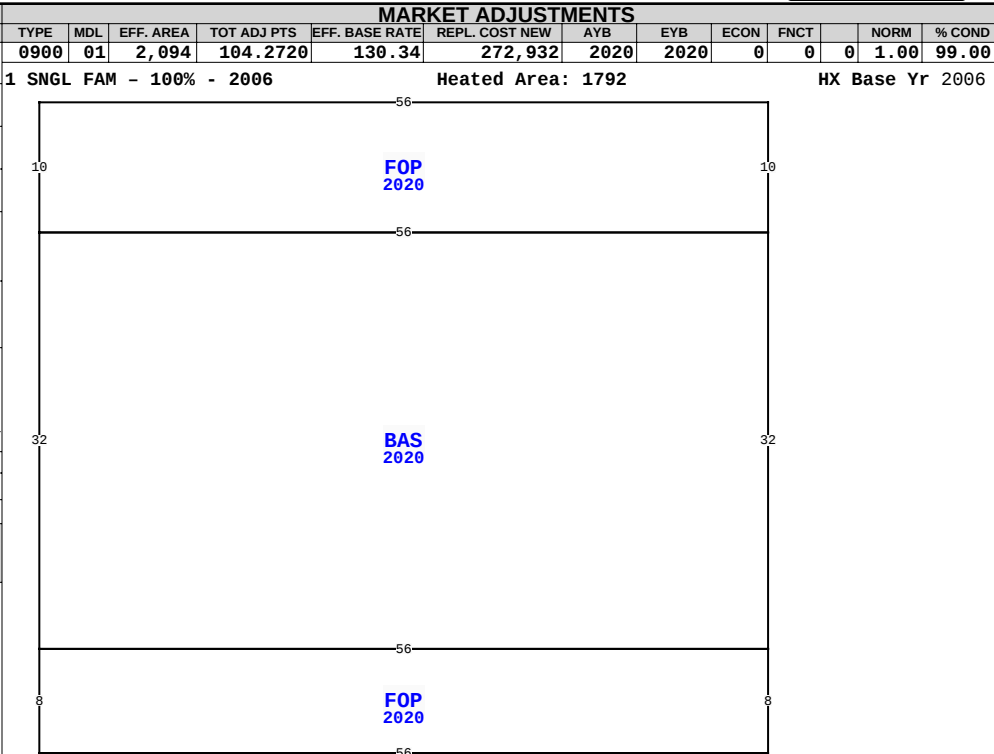
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	231,233
FOP	448	30	134	17,291
FOP	560	30	168	21,678
TOTALS	2,800		2,094	270,203

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,116.00	SF	4.00	4.00	
2	0680	POLE SHED	0	100	9	16	144.00	SF	7.50	7.50	
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	22.50	22.50	
4	0680	POLE SHED	0	100	16	18	288.00	SF	7.50	7.50	
5	0351	CARPORT MT	0	100	24	20	480.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.64	AC	



95002 GEORGE CT, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE 05/30/2023	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					270,203				
TOTAL MARKET OB/XF VALUE					8,807				
TOTAL LAND VALUE - MARKET					123,000				
TOTAL MARKET VALUE					402,010				
SOH/AGL Deduction					160,106				
ASSESSED VALUE					241,904				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					191,904				
TOTAL JUST VALUE					402,010				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					390,166				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904502	CO ISSUED	0	01/10/2020
B1904502	NEW CONSTR	244,012	05/02/2019
5846	CHNGE SRVC	0	04/18/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0842/0451	7/23/1998	WD	U	V	10	40,000	
GRANTOR:WILLIAMS LOUISE							
GRANTEE:STEARN PAUL & CHRIS							
0711/1010	8/16/1994	AD	U	V		40,000	
GRANTOR:WILLIAMS LOUISE							
GRANTEE:STEARN PAUL G & CHR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2020] W56 S10 BAS=[YR=2020] S32 FOP=[YR=2020] S8 E56 N8 W56\$ E56 N32 W56\$ E56 N10\$.									