

PT D FERNANDEZ GRANTS
SEC'S 38 & 41-2N-28E IN
OR 2257/437

SANDERSON STEPHEN E
96074 LITTLEBERRY LANE
FERNANDINA BEACH, FL 32034

2024

41-2N-28-0000-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	2	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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	928	75,368
FOP	90	30	27	2,193
UCP	240	20	48	3,899
UGR	576	45	259	21,035
UOP	54	20	11	893

TOTALS	1,888		1,273	103,387
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0			5.20
2	0681	POLE SHED	0	100	0	0			15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000110	C	SFR RURAL	100		OR	0.00	0.00	0.99

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,273 103.0000 97.85 124,563 1979 1984 0 0 0 17.00 83.00

1 SINGLE FAM - 100% - 2020 Heated Area: 928 HX Base Yr 2020

UOP 1993

BAS 1993

FOP 1993

UCP 1993

UGR 1993

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

05/30/2023 MLU

TOTAL OB/XF									
9,688									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		103,387	
TOTAL MARKET OB/XF VALUE		9,688	
TOTAL LAND VALUE - MARKET		74,250	
TOTAL MARKET VALUE		187,325	
SOH/AGL Deduction		84,222	
ASSESSED VALUE		103,103	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		53,103	
TOTAL JUST VALUE		187,325	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		180,928	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2257/0437	2/25/2019	QC	U	I	11	100	
GRANTOR: SANDERSON RHONDA S							
GRANTEE: SANDERSON STEPHEN E							
1220/1105	4/07/2004	WD	U	I	07	100	
GRANTOR: SANDERSON EARL R							
GRANTEE: SANDERSON EARL R &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W33 N12 W12 S3 UOP=[YR=1993] W6 S9 E6N9\$ S9 W11 S14 E26 FOP=[YR=1993] S10 E9 N10W9\$ E30 UGR=[YR=1993] S6 E24 N24 UCP=[YR=1993] N10 W24 S10E24\$ W24 S18 \$ N14\$.									