

BLK A {K/A PARCEL A} LOT 4
IN OR 2163/1676
WILDERS SUB OF NASSAU RIVER

SHIVER JEFFREY S & ALESIA L
95201 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5180-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

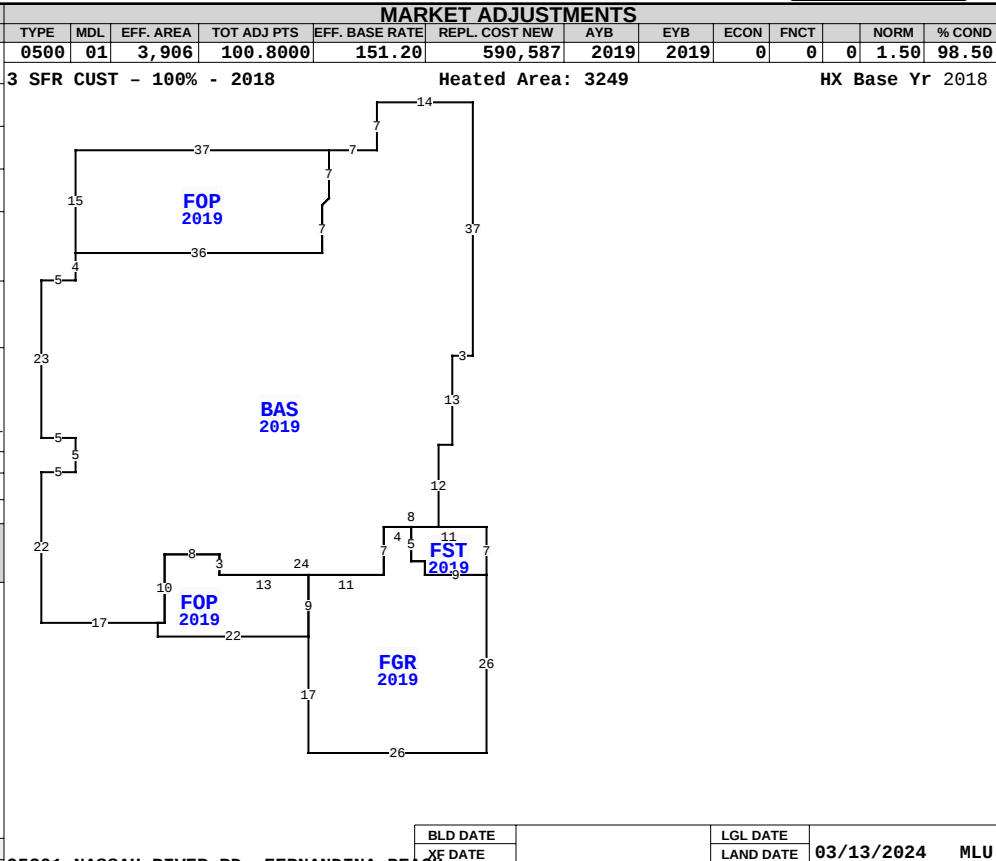
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,249	100	3,249	483,880
FGR	708	55	389	57,935
FOP	215	30	64	9,532
FOP	548	30	164	24,425
FST	73	55	40	5,957

TOTALS	4,793		3,906	581,728
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	0	0	525.00	SF	40.00
2	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00
3	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00
4	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00
5	0920	CWALL-WD/M	0	100	0	0	58.00	LF	390.00
6	0920	CWALL-WD/M	0	100	0	0	71.00	LF	390.00
7	0303	FLT DOCK W	0	100	12	16	192.00	SF	26.00
8	0810	CONCRETE A	0	100	39	4	156.00	SF	6.50
9	0812	CONCRETE C	0	100	0	0	6,050.00	SF	4.00
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	SFR RIVER	100		RSF	1100.00	410.00	100.00



TOTAL OB/XF														46,477
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000132	C	SFR RIVER	100		RSF	1100.00	410.00	100.00	FF		1.00	1.00	1.00

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		621,797			
TOTAL MARKET OB/XF VALUE		49,639			
TOTAL LAND VALUE - MARKET		750,000			
TOTAL MARKET VALUE		1,421,436			
SOH/AGL Deduction		623,653			
ASSESSED VALUE		797,783			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		747,783			
TOTAL JUST VALUE		1,421,436			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,046,181			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240000408	IN-GROUND SWIMMIN	91,740	01/11/2024
B240000140	PORCH ADDITION TO	11,534	01/04/2024
B230010205	POOL	99,389	08/09/2023
C1809189	CO ISSUED	0	07/09/2019
B1809189	NEW CONSTR	450,332	09/10/2018
B1806004	DEMOLITION	8,000	08/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2163/1676	12/11/2017	WD	Q	I	01
GRANTOR: JOHNS JAMES N & CLARA					
GRANTEE: SHIVER JEFFREY S &					
0531/0401	11/19/1987	WD	U	I	
GRANTOR: MCPHERSON E F & R					
GRANTEE: JOHNS JAMES & CLARA					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2019] W14 S7 W7 FOP=[YR=2019] W37 S15 E36 N7 R1 U1 N7\$ S7 D1 L1 S7 W36 S4 W5 S23 E5 S5 W5 S22 E17 FOP=[YR=2019] S2 E22 FGR=[YR=2019] S17 E26 N26 FST=[YR=2019] N7 W11 S5 E2 S2 E9\$ W9 N2 W2 N5 W4 S7 W11 S9\$ N9 W13 N3 W8 S10 W1\$ E1 N10 E8 S3 E24 N7 E8 N12 E2 N13 E3 N37\$.									

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