

BLK A {K/A PARCEL A} PT OF LOT
5 (EX OR 2196/794)
WILDERS SUB OF NASSAU RIVER

SPIVEY STEVEN MICHAEL & ANNE KILCHENSTEIN
95004 LADYFISH LN
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5180-0005-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

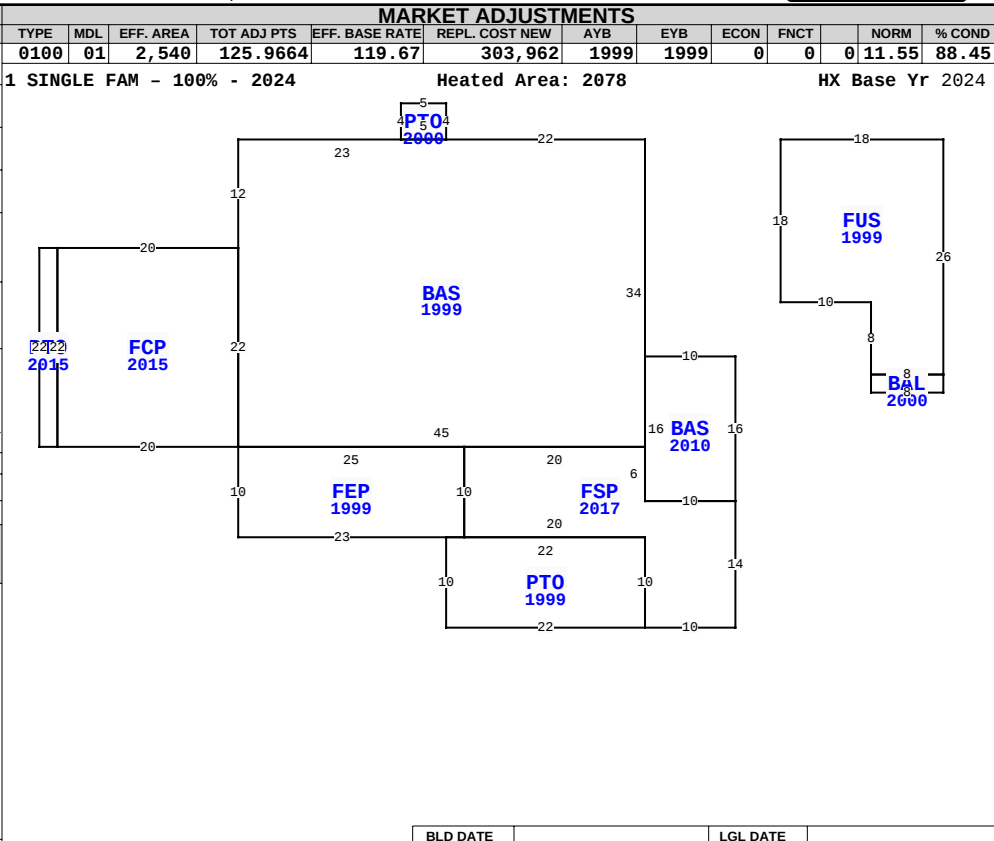
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	16	15	2	211
BAS	1,530	100	1,530	161,948
BAS	160	100	160	16,936
FCP	440	25	110	11,644
FEP	250	80	200	21,170
FSP	340	40	136	14,395
FUS	388	100	388	41,069
PTO	220	5	11	1,164
PTO	20	5	1	106
PTO	44	5	2	211
TOTALS	3,408		2,540	268,854

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0300	BOAT DCK W	0 100	22	12	264.00	SF	40.00	40.00	100	1980	1980	3	20	2,112	
3	0300	BOAT DCK W	0 100	14	5	70.00	SF	40.00	40.00	100	1980	1980	3	20	560	
4	0317	DCK PLNG W	0 100	0	0	4.00	UT	1,250.00	1,250.00	100	1980	1980	3	20	1,000	
5	0825	BRICK	0 100	46	3	138.00	SF	12.50	12.50	100	1999	1999	3	93	1,604	
6	0303	FLT DOCK W	0 100	10	30	300.00	SF	26.00	26.00	100	2000	2000	3	28	2,184	
7	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2000	2000	3	20	460	
8	0462	ST/AL FNC	0 100	36	0	144.00	SF	10.00	10.00	100	2016	2016	3	81	1,166	
9	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000132	C
2	000100	C



95004 LADYFISH LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																12,261
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000132	C	SFR RIVER	100		RSF-1	1100.00	180.00	100.00	FF		1.00	1.00	0.80	7,500.00	6,000.00
2	000100	C	SFR	100		RSF-1	15.00	300.00	15.00	FF		1.00	1.00	0.35	450.00	157.50

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			268,854	
TOTAL MARKET OB/XF VALUE			12,261	
TOTAL LAND VALUE - MARKET			602,362	
TOTAL MARKET VALUE			883,477	
SOH/AGL Deduction			0	
ASSESSED VALUE			883,477	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			833,477	
TOTAL JUST VALUE			883,477	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			591,644	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615142	ROOF	13,416	07/01/2016
984767	NEW CONSTR	94,930	05/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0428	11/04/2022	WD	Q	I	01	850,000
GRANTOR: BOYETT DONNA P						
GRANTEE: SPIVEY STEVEN MICHA						
2192/0651	4/18/2018	WD	U	I	11	100
GRANTOR: OGLESBY ANGELA J						
GRANTEE: BOYETT DONNA						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1999] W22PT0=[YR=2000] N4 W5 S4 E5\$ W23 S12		
FCP=[YR=2015] W20 PTO=[YR=2015] W2 S22 E2 N22\$ S22 E20 N22\$		
S22 FEP=[YR=1999] S10 E23 PTO=[YR=1999] S10 E22		
FSP=[YR=2017] E10 N14 BAS=[YR=2010] N16 W10 S16 E10\$ W10 N6		
W20 S10 E20 S10\$ N10 W22\$ E2 N10 W25\$ E45 N34\$ PTR= E15		
FUS=[YR=1999] E18 S26 BAL=[YR=2000] S2 W8 N2 E8\$ W8 N8 W10		
N18\$ W15\$.		