BLK A {K/A PARCEL A}
N 150 FT OF LOT 5
WILDERS SUB OF NASSAU RIVER

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

2024

44-2N-28-5180-0005-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

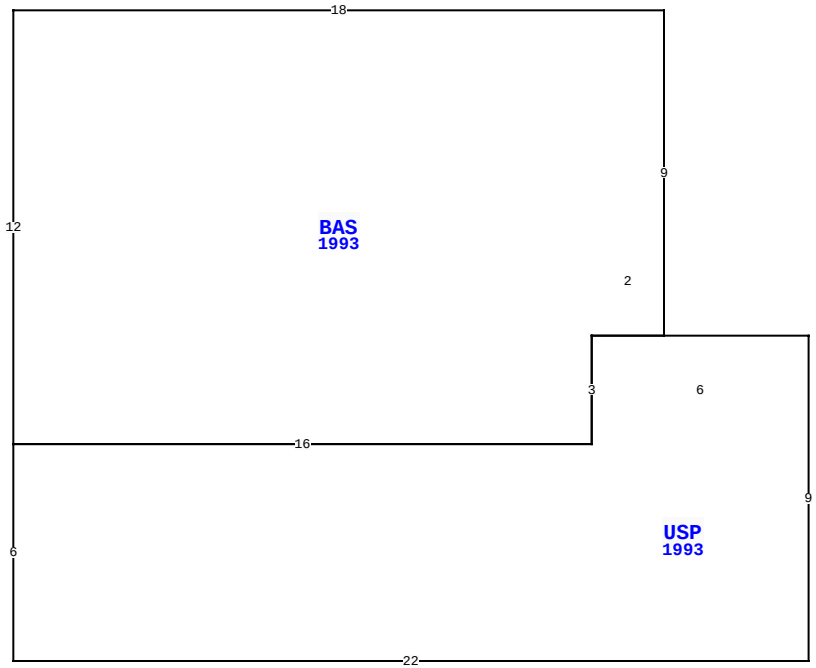
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100	210	1,981
USP	150	30	45	425
TOTALS	360		255	2,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	255	53.9000	18.86	4,809	1973	1973	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 2023 Heated Area: 210 HX Base Yr



95038 LADYFISH LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,404
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,500
TOTAL MARKET VALUE	68,904
SOH/AGL Deduction	19,235
ASSESSED VALUE	49,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,669
TOTAL JUST VALUE	68,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006309	26X30' GARAGE TOT	50,068	05/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/672	6/07/2024	QC	U	I	11	20,000
GRANTOR: BOUDROW REANNA A						
GRANTEE: SPIVEY STEVEN MICHA						
2601/0426	11/04/2022	QC	U	I	11	100
GRANTOR: BOYETT DONNA P REV TR						
GRANTEE: SPIVEY STEVEN MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S12 USP=[YR=1993] S6 E22 N9 W6 S3 W16 $
E16 N3 E2 N9 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-1	85.00	150.00	1.00	LT		1.00	1.00	0.95	70,000.00	66,500.00	66,500							

REVIEW DATE 03/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 08/06/2024 BY SYS