

BLK A {K/A PARCEL A} LOT 10
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

VAN WAEYENBERGHE MAXX & STACEY
95315 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5180-0010-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
---------	----------	----

NEIGHBORHOOD/LOC	4009.00
------------------	---------

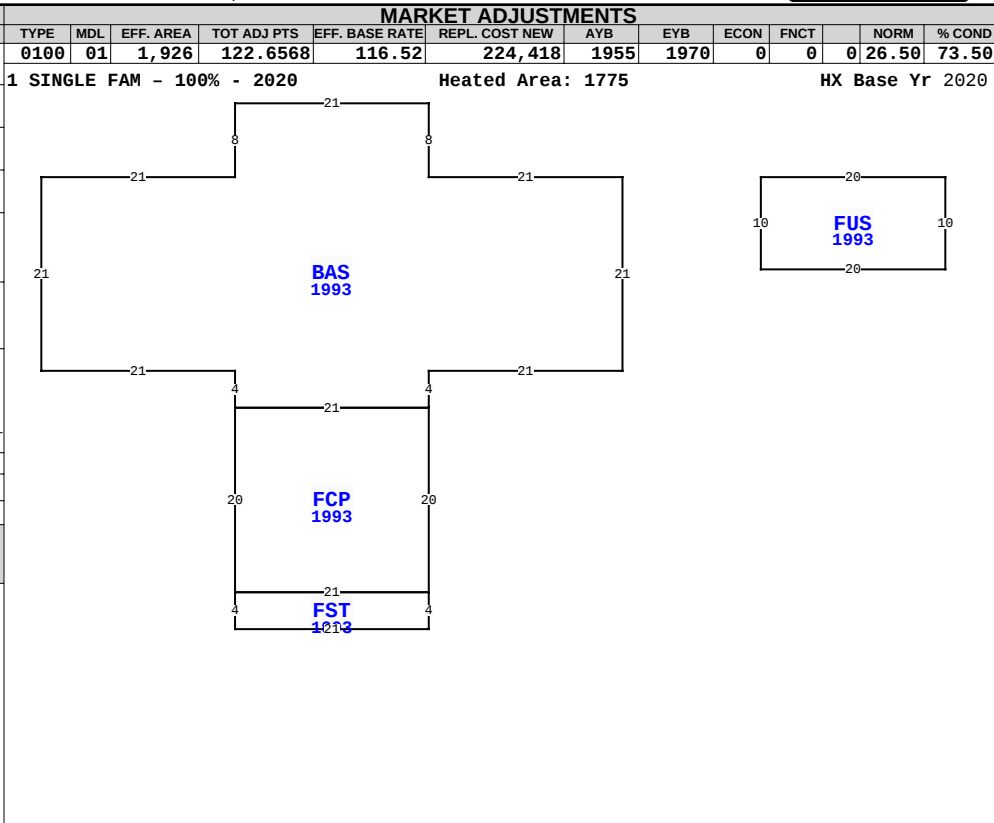
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1,575	134,886
FCP	420	25	105	8,993
FST	84	55	46	3,940
FUS	200	100	200	17,128

TOTALS	2,279	1,926	164,947
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	637.00	SF	40.00	40.00	15,288
2	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50	6.50	1,155
3	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	1,290

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	SFR RIVER	100		RSF	1100.00	480.00	100.00	FF	

REVIEW DATE	03/29/2019	BY	KW
-------------	------------	----	----



95315 NASSAU RIVER RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
17,733											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			164,947
TOTAL MARKET OB/XF VALUE			17,733
TOTAL LAND VALUE - MARKET			750,000
TOTAL MARKET VALUE			932,680
SOH/AGL Deduction			500,536
ASSESSED VALUE			432,144
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			382,144
TOTAL JUST VALUE			932,680
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			576,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991302	FIRE SPRNK	0	10/01/1999
970656	REPAIR/RRF	3,400	10/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2278/0708	5/28/2019	WD	U	I	30
					SALE PRICE
					325,000
GRANTOR: APK 2 LLC					
GRANTEE: WAEYENBERGHE MAXX V					
1896/0080	12/29/2013	TD	U	I	11
GRANTOR: HAGAN ANN & PATRICIA					
GRANTEE: APK 2 LLC					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W21 N8 W21 S8 W21 S21 E21 S4 FCP=[YR=1993] S20											
FST=[YR=1993] S4 E21 N4 W21 S E21 N20 W21 S E21 N4 E21 N21 S											
PTR= E15 FUS=[YR=1993] E20 S10 W20 N10 S W15\$.											