

PT OF LOT 10(S-2) & ALL LOT 13
IN OR 2353/244
ESMT OR 550/122

YOUNG SACHI LANETT
95026 LANIER ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-5070-0010-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 70		
Exterior Wall	12	CEDAR 30		
Roof Structure	07	GAMBREL 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	3	100		
Bathrooms	3	100		
Frame	03	MASONRY 100		
Stories	2.	2. 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	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	99,059
BAS	288	100	288	33,019
FSP	176	40	70	8,026
FUS	648	100	648	74,294
STR	27	10	3	344
UOP	96	20	19	2,178
TOTALS	2,099		1,892	216,921

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,892	136.3670	129.55	245,109	1980	2000	0	0	11.50	88.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1800 HX Base Yr 2021											
95026 LANIER RD, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				227,946			
TOTAL MARKET OB/XF VALUE				3,744			
TOTAL LAND VALUE - MARKET				65,250			
TOTAL MARKET VALUE				296,940			
SOH/AGL Deduction				94,851			
ASSESSED VALUE				202,089			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				152,089			
TOTAL JUST VALUE				296,940			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				287,398			
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0			327.00	SF	6.50
2	0812	CONCRETE C	0	100	0	0			1,000.00	SF	4.00
TOTAL OB/XF 3,744											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF	1142.00	180.00	0.58	AC	1.00
TOTAL OB/XF 3,744											

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