LOT 1
DOCKSIDE ON CHRISTOPHER CREEK
REPLAT PB 8/107

YOUNG MICHAEL & ALEJANDRA
940454 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-522D-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

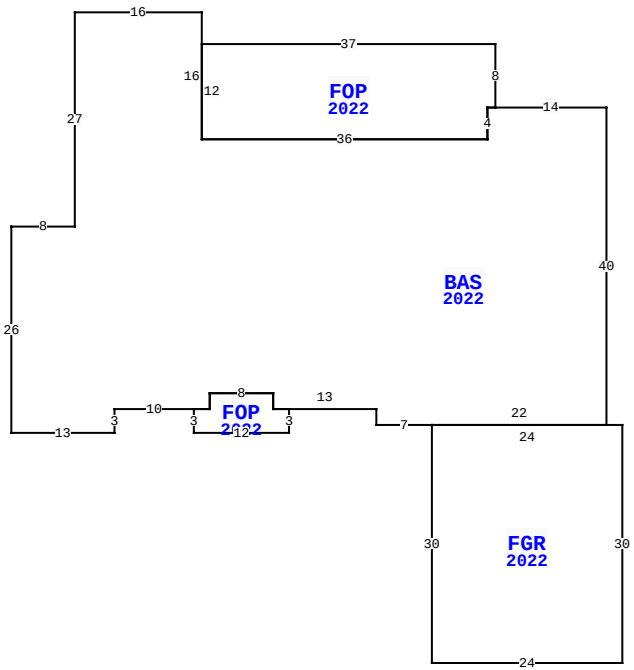
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,859	100	2,859	500,545
FGR	720	55	396	69,331
FOP	52	30	16	2,801
FOP	440	30	132	23,110
TOTALS	4,071		3,403	595,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,403	117.1896	175.78	598,179	2022	2022	0	0	0	0.40	99.60

1 SFR CUST – 100% - 2023 Heated Area: 2859 HX Base Yr 2023



940454 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		595,786
TOTAL MARKET OB/XF VALUE		75,035
TOTAL LAND VALUE - MARKET		172,800
TOTAL MARKET VALUE		843,621
SOH/AGL Deduction		1,739
ASSESSED VALUE		841,882
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		791,882
TOTAL JUST VALUE		843,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		817,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B221032	SWIM POOL	58,020	01/19/2022
B2109652	NEW CONSTR	421,232	07/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/0003	2/10/2021	WD	Q	I	01	220,000
GRANTOR: CHRISTOPHER CREEK LLC						
GRANTEE: YOUNG MICHAEL & ALE						
1894/0531	12/16/2013	SW	U	V	11	100
GRANTOR: GLEIM GARRETT W TRUST						
GRANTEE: CHRISTOPHER CREEK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] N8 W37 S12 E36 N4 E1$ W1 S4 W36 N16 W16 S27 W8 S26 E13 N3 E10 FOP=[YR=2022] S3 E12 N3 W2 N2 W8 S2 W2$ E2 N2 E8 S2 E13 S2 E7 FGR=[YR=2022] S30 E24 N30 W24$ E22 N40$.

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
1	0855	CONC PAVER	0	100	0	0	904.00	SF	10.00	10.00	100	2022	2022	3	100	9,040	
2	0462	ST/AL FNC	0	100	0	0	1,008.00	SF	10.00	10.00	100	2022	2022	3	98	9,878	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	99	891	
4	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2022	2022	3	98	32,654	
5	0855	CONC PAVER	0	100	0	0	1,196.00	SF	10.00	10.00	100	2022	2022	3	100	11,960	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
8	1242	WD DECK A	0	100	20	12	240.00	SF	10.00	10.00	100	2015	2015	3	70	1,680	
9	0300	BOAT DCK W	0	100	20	8	160.00	SF	40.00	40.00	100	2015	2015	3	78	4,992	

LAND DESCRIPTION

TOTAL OB/XF 75,035

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	000130	C	SFR WATER	100		RSF-1	0.00	0.00	48.00	FF		1.00	1.00	1.20	3,000.00	3,600.00	172,800							

REVIEW DATE 09/08/2022 BY DJ Total Acres: 0.00 Total Land Value: 172,800 Market: 0 Agricultural: 0 Common: 172,800 PRINTED 08/06/2024 BY SYS