

SW 175 FT OF LOT 10 & NELY
50 FT OF LOT 11
CHRISTOPHER CREEK ESTATES

LITTLE DENNIS M & MARY JULIA L/E/
940514 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-5240-0010-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

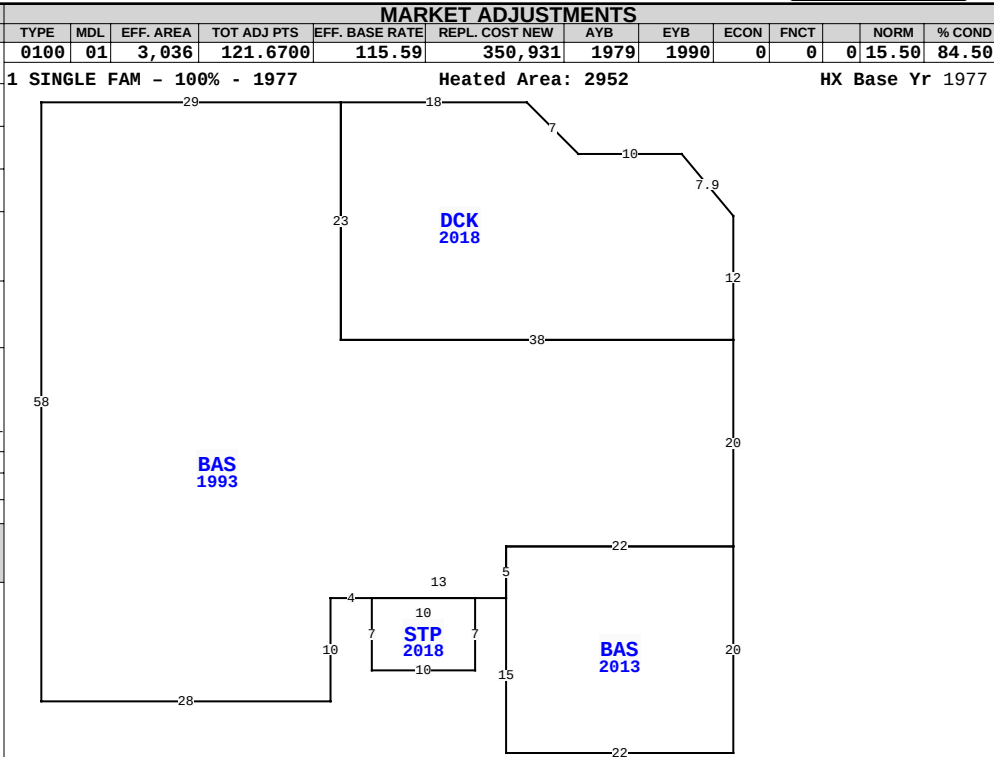
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,512	100	2,512	245,356
BAS	440	100	440	42,977
DCK	772	10	77	7,521
STP	70	10	7	684

TOTALS	3,794	3,036	296,537
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	10	57	570.00	SF	6.50	6.50	
3	0861	POOL GUNIT	0	100	17	35	595.00	SF	85.00	85.00	
4	0510	GARAGE WD-	0	100	28	32	896.00	SF	35.00	35.00	
5	0845	KOOL DECK	0	100	109	12	1,308.00	SF	7.25	7.25	
6	0820	WOOD WALK	0	100	0	0	764.00	SF	11.75	11.75	
7	0812	CONCRETE C	0	100	0	0	4,958.00	SF	4.00	4.00	
8	0303	FLT DOCK W	0	100	78	8	624.00	SF	26.00	26.00	
9	0310	AL GANG WY	0	100	0	0	24.00	LF	115.00	115.00	
10	0479	VF PICKET	0	100	0	0	125.00	LF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000130	C	SFR WATER	100		RSF	1225.00	340.00	225.00	FF	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
48,509											

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48,509											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		296,537	
TOTAL MARKET OB/XF VALUE		52,242	
TOTAL LAND VALUE - MARKET		540,000	
TOTAL MARKET VALUE		888,779	
SOH/AGL Deduction		565,383	
ASSESSED VALUE		323,396	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		273,396	
TOTAL JUST VALUE		888,779	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		966,572	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4219	H/AC	1,500	06/03/1992
8032	ADDITION	27,360	04/27/1992
6884	XFOB	1,680	12/06/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2599/1937	10/25/2022	LE	U	I	11
GRANTOR: LITTLE DENNIS M & MAR					
GRANTEE: JONES LAUREN LITTLE					
0223/0034	1/01/1976	WD	Q	I	15,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=2018] N12 L5 U6 W10 U5 L5 W18 S23 E38\$											
BAS=[YR=1993] W38 N23 W29 S58 E28 N10 E4 STP=[YR=2018] S7											
E10 N7 W10\$ E13 BAS=[YR=2013] S15 E22 N20 W22 S5\$ N5 E22											
N20\$.											

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