

**TODD PAULA KAYE L/E/
95117 CLEARWATER RD
FERNANDINA BEACH, FL 32034**

45-2N-28-550A-0001-0310

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor12HARDWOOD 80

Interior Floor11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4004.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE

BAS1,6721001,672184,179

DCK32210323,525

FGR4005522024,234

FOP7230222,423

UCP5002010011,016

USP4003012013,218

TOTALS3,3662,166238,597

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0100012,166130.2812123.77268,0862000200000011.0089.00

2 SINGLE FAM - 100% - 2002Heated Area: 1672HX Base Yr 2002

Diagram showing lot areas and building footprints:
- Lot 23 (DCK 2007)
- Lot 14 (DCK 2007)
- Lot 17 (USP 2007)
- Lot 10 (USP 2007)
- Lot 12 (BAS 2000)
- Lot 34 (BAS 2000)
- Lot 32 (FOP 2000)
- Lot 7 (FOP 2000)
- Lot 4.2 (FOP 2000)
- Lot 1.2 (FOP 2000)
- Lot 20 (FGR 2000)
- Lot 25 (UCP 2007)

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETotal Market Value

TOTAL MARKET OB/XF VALUETotal Land Value - Market

TOTAL LAND VALUE - MARKETTotal Market Value

SOH/AGL DeductionAssessed Value

ASSESSSED VALUETOTAL EXEMPTION VALUE

HX HB WXBASE TAXABLE VALUETOTAL JUST VALUE

NCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE349,530

PERMIT NUMDESCRIPTIONAMTISSUED

B20731SCRN ENCLOSURE7,00011/01/2007

B20412SWIM POOL29,00008/01/2007

B007565XF0B5,04010/01/2000

007037NEW CONSTR120,00005/05/2000

SALES DATA

OFF RECORD NumberDATEINSTQ U V I RSN CD SALE PRICE

2684/182912/13/2023LEUUI11100

GRANTOR:TODD PAULA KAYE

GRANTEE:JOHNSON MICAHEL P S

0920/05222/16/2000WDUV0150,000

GRANTOR:TODD GORDON H & PAULA

GRANTEE:TODD GORDON H & PAU

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] W17 DCK=[YR=2007] N14 W23 S14 E23\$ W23 S10

BAS=[YR=2000] W12 S32 E12 FOP=[YR=2000] S2 E19 N2 W1 U3 L3

N2 W5 S2 D3 L3 W7\$ E7 U3 R3 N2 E5 S2 D3 R3 E1 S2 E1

FGR=[YR=2000] S20 E20 UCP=[YR=2007] E20 N25 W20 S25\$ N20 W20\$

E20 N34 W40\$ E40 N10\$.

EXTRA FEATURES

L NOBI/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2000 2000 3 84 2,940

2 0861 POOL GUNIT 0 100 0 0 380.00 SF 85.00 85.00 100 2007 2007 3 48 15,504

3 0911 SCRNM A 0 100 32 30 960.00 SF 17.50 17.50 100 2007 2007 3 31 5,208

4 0845 KOOL DECK 0 100 0 0 580.00 SF 7.25 7.25 100 2007 2007 3 88 3,700

5 0803 ASPHALT C 0 100 0 0 2,500.00 SF 1.40 1.40 100 2003 2003 3 52 1,820

6 0940 SHEDS/PORT 0 100 12 18 216.00 SF 30.00 30.00 100 2002 2002 3 20 1,296

7 0681 POLE SHED 0 100 24 18 216.00 SF 15.00 15.00 100 2002 2002 3 30 972

8 0681 POLE SHED 0 100 36 10 360.00 SF 15.00 15.00 100 2002 2002 3 30 1,620

9 0351 CARPORT MT 0 100 20 20 400.00 SF 4.00 4.00 100 2015 2015 3 70 1,120

TOTALS3,3662,166238,597

LAND DESCRIPTIONTOTAL OB/XF34,180

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1 000100C SFR100OR0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE 01/15/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS