

BLOCK 1 LOT 43
IN OR 842/342
SPRING HILL SUB PB 5/32

LEE STEPHEN D & LORI S
95467 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550A-0001-0430



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

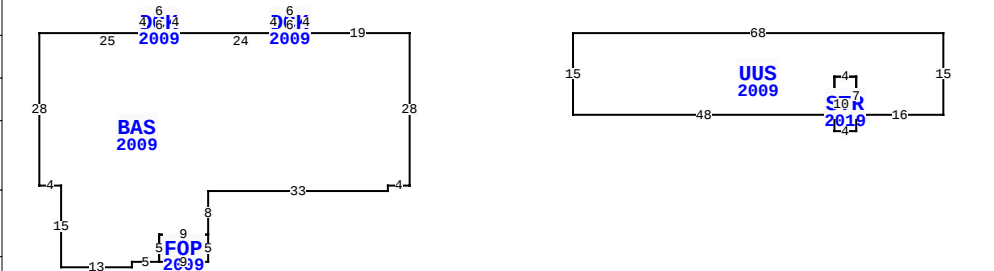
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2,283	190,898
DCK	24	10	2	167
DCK	24	10	2	167
FOP	45	30	14	1,171
STR	40	10	4	335
UUS	992	50	496	41,474

TOTALS	3,408		2,801	234,211
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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	0940	SHEDS/PORT	0 100	20	13	260.00	SF	20.10	20.10	100	1995

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		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	2,801	111.7872	89.43	250,493	2009	2009	0	0	6.50	93.50
1 SFR MODULR - 100% - 1992						Heated Area: 2283			HX Base Yr 1992		



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/26/2023	MLU

TOTAL OB/XF											
1,045											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		246,432	
TOTAL MARKET OB/XF VALUE		1,045	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		332,477	
SOH/AGL Deduction		154,824	
ASSESSED VALUE		177,653	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		127,653	
TOTAL JUST VALUE		332,477	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,145	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2201855	REPAIR/RRF	9,000	02/02/2022
B1530052	GARAGE	25,740	02/27/2015
C22388	C0 ISSUED	0	08/04/2009
P13837	OTHER	0	07/01/2009
M14615	MECH OTHER	0	06/01/2009
B22388	MODULAR	0	04/04/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0842/0342	7/23/1998	WD	U	I	06
GRANTOR: LEE STEPHEN D & LORI					SALE PRICE
GRANTEE: LEE STEPHEN D & LOR					
0626/0102	5/13/1991	WD	Q	V	
GRANTOR: AMOS MICHAEL & JULIE					10,900
GRANTEE: LEE STEPHEN & LORI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W19 DCK=[YR=2009] N4 W6 S4 E6 \$ W24											
DCK=[YR=2009] N4 W6 S4 E6 \$ W25 S28 E4 S15 E13 N1 E5											
FOP=[YR=2009] E9 N5 W9 S5 \$ N5 E9 N8 E33 N1 E4 N28 \$ PTR=											
E30 UUS=[YR=2009] E68 S15 W16 STR=[YR=2019] S3 W4 N10 E4											
S7\$ N7 W4 S7 W48 N15 \$ W30\$.											

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