

BLOCK 3 LOT 46
IN OR 2063/903
SPRING HILL SUB UNIT 2 PB 5/35

YAKUNOVICH IVAN & BRANDY
940847 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0460



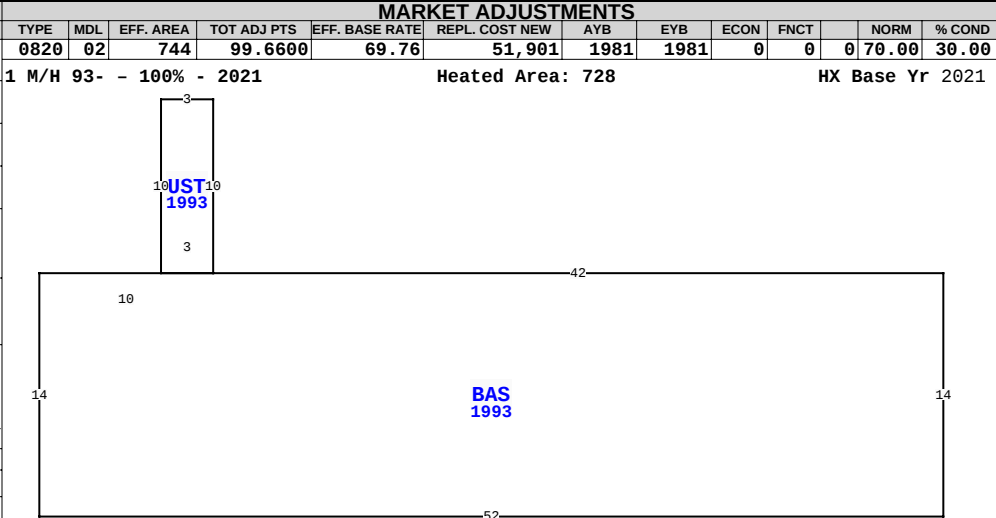
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	15,236
UST	30	55	16	335
TOTALS	758		744	15,570

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	1987
2	1242	WD DECK A	0 100	10	12	120.00	SF	10.00	10.00	100	1987

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	



TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		15,570	
TOTAL MARKET OB/XF VALUE		368	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		100,938	
SOH/AGL Deduction		43,936	
ASSESSED VALUE		57,002	
TOTAL EXEMPTION VALUE		32,002	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		100,938	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		99,827	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240006840	REPLACEMENT SFR	195,473	06/10/2024
B230012667	SFR H1152	195,473	10/02/2023
97E4034	CHNGE SRVC	0	10/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2063/0903	8/05/2016	WD U	I	I	30	45,000	
GRANTOR: GARDNER SHARON KAY &							
GRANTEE: YAKUNOVICH IVAN & B							
1142/1971	6/05/2003	QC U	I	I	01	10,800	
GRANTOR: JENKINS SALLY ANN							
GRANTEE: GARDNER SHARON KAY							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W42 UST=[YR=1993] N10 W3 S10 E3\$ W10S14 E52 N14\$.											