LOT 26
NORTH SHORE SUB PB 5/255-256

FERRIN MICHAEL JAY
96091 NORTH SHORE DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5340-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

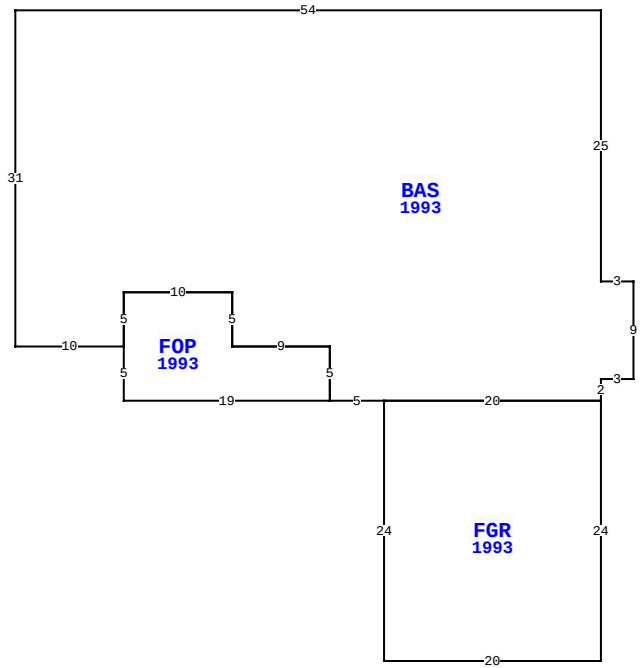
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100	1,776	193,390
FGR	480	55	264	28,747
FOP	145	30	44	4,792
TOTALS	2,401		2,084	226,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,084	104.4680	130.58	272,129	1992	1992	0	0	0	16.61	83.39

1 SNGL FAM – 0% - 0 Heated Area: 1776 HX Base Yr



96091 NORTH SHORE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	226,928
TOTAL MARKET OB/XF VALUE	3,034
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	324,962
SOH/AGL Deduction	53,797
ASSESSED VALUE	271,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,165
TOTAL JUST VALUE	324,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7659	NEW CONSTR	80,646	11/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/347	5/06/2024	WD	Q	I	01	440,000
GRANTOR: WHITAKER DAVID B & JE						
GRANTEE: FERRIN MICHAEL JAY						
1060/0386	6/05/2002	WD	Q	I		143,000
GRANTOR: WHITEHEAD THOMAS N &						
GRANTEE: WHITAKER DAVID B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S31 E10 FOP=[YR=1993] S5 E19 N5 W9 N5 W10 S5 $ N5 E10 S5 E9 S5 E5 FGR=[YR=1993] S24 E20 N24 W20 $ E20 N2 E3 N9 W3 N25 $.

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	0812	CONCRETE C	0	0	0	0	1,185.00	SF	4.00	4.00	100	1992	1992	3	64	3,034	

LAND DESCRIPTION

TOTAL OB/XF 3,034

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	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 11/25/2019 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS