LOT 2
JACOBSON SUB PB 5/238

MIDDAUGH ROBERT JR & LISA L/E/
4946 ISLAND LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-032A-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

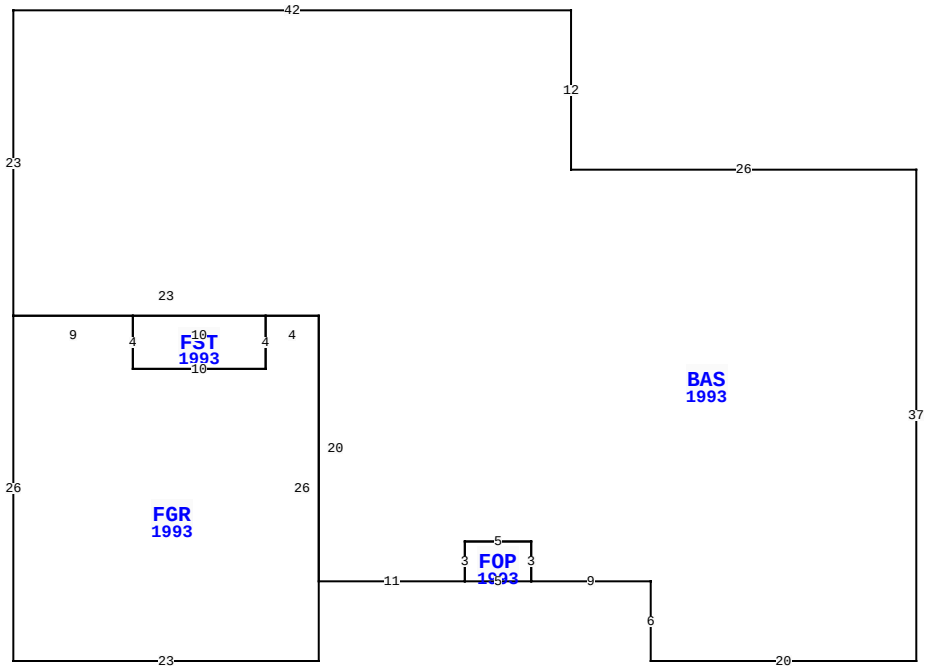
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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 03
NEIGHBORHOOD/LOC	3031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	1993	2,257	404,167
FGR	558	55	1993	307	54,975
FOP	15	30	1993	4	716
FST	40	55	1993	22	3,940
TOTALS	2,870			2,590	463,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,590	136.5504	215.75	558,792	1990	1990	0	0	0	17.00	83.00

1 SFR CUST – 100% - 2001 Heated Area: 2257 HX Base Yr 2001



4946 ISLAND LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		463,797
TOTAL MARKET OB/XF VALUE		42,440
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		856,237
SOH/AGL Deduction		582,033
ASSESSED VALUE		274,204
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,482
TOTAL JUST VALUE		856,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		685,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26077	ADDITION	14,062	05/01/2012
B26078	ADDITION	9,374	05/01/2012
B0412531	XFOB	10,000	03/01/2004
6459	NEW CONSTR	85,500	05/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/1081	10/25/2019	LE	U	I	11	100
GRANTOR: MIDDAUGH ROBERT E JR						
GRANTEE: MIDDAUGH ROBERT & L						
0954/1354	10/19/2000	WD	U	I		215,000
GRANTOR: JACOBSON KENNETH A &						
GRANTEE: MIDDAUGH ROBERT E J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N12 W42 S23 FGR=[YR=1993] S26 E23 N26 W4
FST=[YR=1993] W10 S4 E10 N4 $ S4 W10 N4 W9 $ E23 S20 E11
FOP=[YR=1993] E5 N3 W5 S3 $ N3 E5 S3 E9 S6 E20 N37 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0825	BRICK	0	100	5	2	10.00	SF	12.50	12.50	100	1990	1990	3	85	106	
3	0812	CONCRETE C	0	100	0	0	2,627.00	SF	4.00	4.00	100	2000	2000	3	77	8,091	
4	0810	CONCRETE A	0	100	0	0	314.00	SF	6.50	6.50	100	2000	2000	3	77	1,572	
5	0910	SCRN RM L	0	100	0	0	1,303.00	SF	15.00	15.00	100	2004	2004	3	21	4,104	
6	0861	POOL GUNIT	0	100	0	0	412.00	SF	85.00	85.00	100	2004	2004	3	32	11,206	
7	0845	KOOL DECK	0	100	0	0	862.00	SF	7.25	7.25	100	2004	2004	3	83	5,187	
8	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2012	2012	3	50	1,800	
9	0510	GARAGE WD-	0	100	12	30	360.00	SF	35.00	35.00	100	2012	2012	3	64	8,064	

LAND DESCRIPTION

TOTAL OB/XF 42,440

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	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.40	250,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS