LOT 8
ST PATRICKS COVE PB 3/26

FERGUSON CHRISTOPHER MICHAEL/HAWTHORNE SARAH JANE
2323 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0660-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

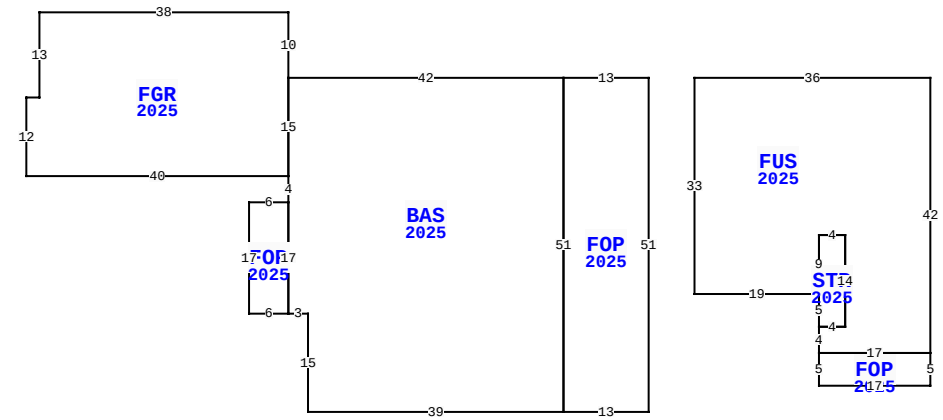
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	13	STAND SEAM 50
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,097	100	2025	2,097	462,745
FGR	974	55	2025	536	118,279
FOP	85	30	2025	26	5,737
FOP	102	30	2025	31	6,841
FOP	663	30	2025	199	43,913
FUS	1,285	100	2025	1,285	283,561
STR	56	10	2025	6	1,324
TOTALS	5,262			4,180	922,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,180	139.6666	220.67	922,401	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 3382 HX Base Yr



SECOND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	922,401
TOTAL MARKET OB/XF VALUE	125,570
TOTAL LAND VALUE - MARKET	227,500
TOTAL MARKET VALUE	1,275,471
SOH/AGL Deduction	0
ASSESSED VALUE	1,275,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,275,471
TOTAL JUST VALUE	1,275,471
NCON VALUE	1,047,971
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005417	PRIVATE PROVIDER	614,274	05/06/2024
SP240001639	POOL	90,000	02/09/2024
B230009679	4885T 3126H 981G	614,274	07/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/1011	5/20/2024	QC	U	V	11	100
GRANTOR: COAST HOMES LLC						
GRANTEE: FERGUSON CHRISTOPHE						
2630/0308	4/05/2023	WD	U	V	37	120,000
GRANTOR: WICKLESS GARY & PATTI						
GRANTEE: COAST HOMES LLC						

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	0855	CONC PAVER	0	0	0	0	5,796.00	SF	10.00	10.00	100	2025	2024		100	57,960	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
3	0861	POOL GUNIT	0	0	0	0	592.00	SF	85.00	85.00	100	2025	2024		100	50,320	
4	0855	CONC PAVER	0	0	0	0	347.00	SF	10.00	10.00	100	2025	2024		100	3,470	
5	0462	ST/AL FNC	0	0	0	0	792.00	SF	10.00	10.00	100	2025	2024		100	7,920	
6	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-30,5] W42 S15 S4 S17 E3 S15 E39 N51 $
FUS=[YR=2025;ORIG=-10,5] E36 S42 W17 N4 E4 N14 W4 S9 W19 N33 $
FGR=[YR=2025;ORIG=-72,-5] S10 S15 W40 N12 E2 N13 E38 $
FOP=[YR=2025;ORIG=-30,5] S51 E13 N51 W13 $
FOP=[YR=2025;ORIG=-72,24] W6 S17 E6 N17 $
FOP=[YR=2025;ORIG=9,47] E17 S5 W17 N5 $
STR=[YR=2025;ORIG=9,29] E4 S14 W4 N5 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 125,570

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	0		RSF-	2100.00	193.00	100.00	FF		1.00	1.00	1.75	1,300.00	2,275.00	227,500							

REVIEW DATE 05/08/2024 BY DJ Total Acres: 0.00 Total Land Value: 227,500 Market: 0 Agricultural: 0 Common: 227,500 PRINTED 07/30/2025 BY SYS