BLOCK 1 PT OF LOT 5 (S-1)
ESMT OR 1540/199
WILLOW BRANCH ACRES PB 4/58

NESMITH E KELLY/FINKELSTEIN DAVID
95002 JUSTIN CT
FERNANDINA BEACH, FL 32034-1157

2025

31-2N-28-4955-0001-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	04	Quality Level 04

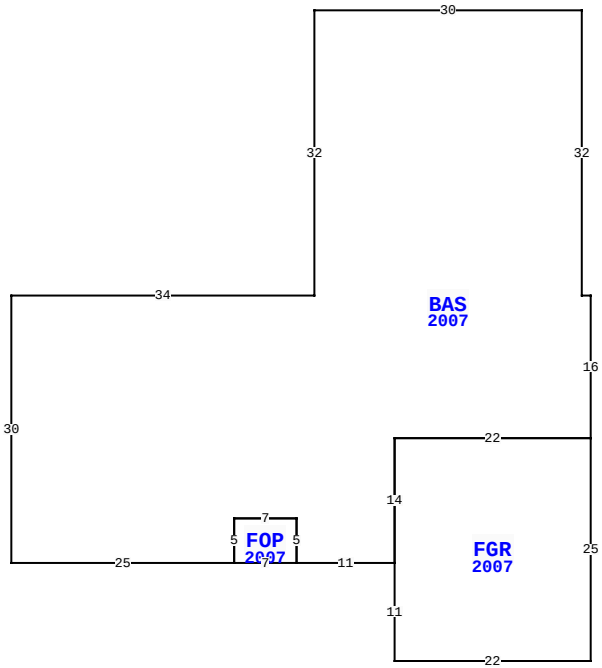
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,567	100	2007	2,567	226,977
FGR	550	55	2007	302	26,703
FOP	35	30	2007	10	884
TOTALS	3,152			2,879	254,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,879	106.7934	96.11	276,701	2007	2007	0	0	0	8.00	92.00

2 SFR MODULR – 100% - 2009 Heated Area: 2567 HX Base Yr 2009



95002 JUSTIN CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,272
TOTAL MARKET OB/XF VALUE		21,026
TOTAL LAND VALUE - MARKET		154,800
TOTAL MARKET VALUE		451,098
SOH/AGL Deduction		238,033
ASSESSED VALUE		213,065
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,343
TOTAL JUST VALUE		451,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907375	CARPORT	10,235	09/01/2019
B1024224	SWIM POOL	27,000	12/17/2010
B22723	GARAGE	44,616	07/01/2009
B20133	MODULAR	0	11/01/2007
E20253	ELEC OTHER	0	11/01/2007
P12762	OTHER	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/1960	6/23/2005	WD	U	I	07	100
GRANTOR: CONNELL CHARLES E						
GRANTEE: NESMITH E KELLY & D						
1319/0141	5/20/2005	WD	Q	I		55,000
GRANTOR: CONNELL CHARLES E						
GRANTEE: NESMITH E KELLY & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30S32W34S30E25 FOP=[YR=2007] E7N5W7S5$N5 E7 S5 E11 FGR=[YR=2007] S11 E22 N25 W22 S14$ N14 E22 N16 W1 N32$.

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	0810	CONCRETE A	0	100	0	0	399.00	SF	6.50	6.50	100	2007	2007	3	87	2,256	
2	1242	WD DECK A	0	100	32	12	384.00	SF	10.00	10.00	100	2009	2009	3	35	1,344	
3	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2010	2010	3	56	13,709	
4	0855	CONC PAVER	0	100	0	0	590.00	SF	7.00	7.00	100	2010	2010	3	90	3,717	

LAND DESCRIPTION

TOTAL OB/XF 21,026

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	0005	OR	0.00	0.00	1.72	AC		1.00	1.00	0.90	100,000.00	90,000.00	154,800							

REVIEW DATE 12/27/2019 BY KW Total Acres: 1.72 Total Land Value: 154,800 Market: 0 Agricultural: 0 Common: 154,800 PRINTED 07/30/2025 BY SYS

BLOCK 1 PT OF LOT 5 (S-1)
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2025

31-2N-28-4955-0001-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

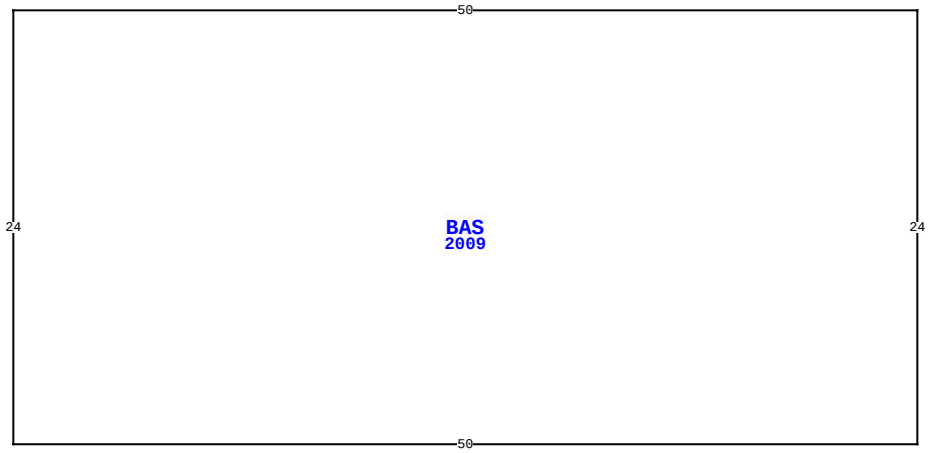
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2009	1,200	20,707
TOTALS	1,200			1,200	20,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	58.3000	21.57	25,884	2009	2009	0	0	0	20.00	80.00

3 GARAGE RES – 100% - 2009 Heated Area: 1200 HX Base Yr 2009



95002 JUSTIN CT, FERNANDINA BEACH

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BASE TAXABLE VALUE		162,343
TOTAL JUST VALUE		451,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13166	MECH OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1327/1960	6/23/2005	WD	U	I	07	100
GRANTOR: CONNELL CHARLES E						
GRANTEE: NESMITH E KELLY & D						
1319/0141	5/20/2005	WD	Q	I		55,000
GRANTOR: CONNELL CHARLES E						
GRANTEE: NESMITH E KELLY & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W50 S24 E50 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/27/2019 BY KW Total Acres: 1.72 Total Land Value: 154,800 Market: 0 Agricultural: 0 Common: 154,800 PRINTED 07/30/2025 BY SYS