

**LAWRENCE CHRISTINE L/E/
95241 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034**

38-2N-27-1270-0056-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

AVERAGE 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type030514080304

COMP SHNGL 100 DRYWALL 100 CARPET 90 SHT VINYL 10 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame02

3 100 2 100 WOOD FRAME 100

Stories Units Occupancy1.0000

1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

050100044046.00

05 SINGLE FAMILY

Area TypeTotal Gross AreaPct Of BaseYearTot Adj AreaSubarea Market Value

BAS1,36010019951,360142,626

FGR36155199519920,870

FOP163019955525

FSP120401995485,034

TOTALS1,8571,612169,054

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,612122.2980122.30197,148199519950014.2585.75

1 SINGLE FAM - 0% - 0Heated Area: 1360HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

Valuation ByTax Group: 4Tax Dist:

BUILDING MARKET VALUE169,054

TOTAL MARKET OB/XF VALUE6,272

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE230,326

SOH/AGL Deduction8,850

ASSESSED VALUE221,476

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE221,476

TOTAL JUST VALUE230,326

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE251,539

SALES DATA

OFF RECORD NumberDATETypeInstQU / I / V / I / RSN CD SALE PRICE

2158/156411/15/2017QC U I I11100

GRANTOR: LAWRENCE CHRISTINE

GRANTEE: LAWRENCE CHRISTINE

1966/04283/05/2015WD Q I I02136,900

GRANTOR: BREWTON WILLIAM C & D

GRANTEE: LAWRENCE CHRISTINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W25 FSP=[YR=1995] N10 W12 S10 E12\$ W20 S26
FGR=[YR=1995] S19 E19 N12 FOP=[YR=1995] E4 N4 W4 S4\$ N7 W19\$
E19 S3 E4 S4 E10 S2 E12 N35\$.

BLD DATE05/10/2022NW

LGL DATE04/30/2025MLU

EXTRA FEATURES86001 GRANT PL, YULEE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100199519953762,660

20812CONCRETE C00001,328.00SF4.004.00100199519953683,612

LAND DESCRIPTIONTOTAL OB/XF6,272

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000

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