IN OR 2618/1444
EX R/W IN OR 676/806

EAKER NEIL MICHAEL
96022 CENTRAL RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

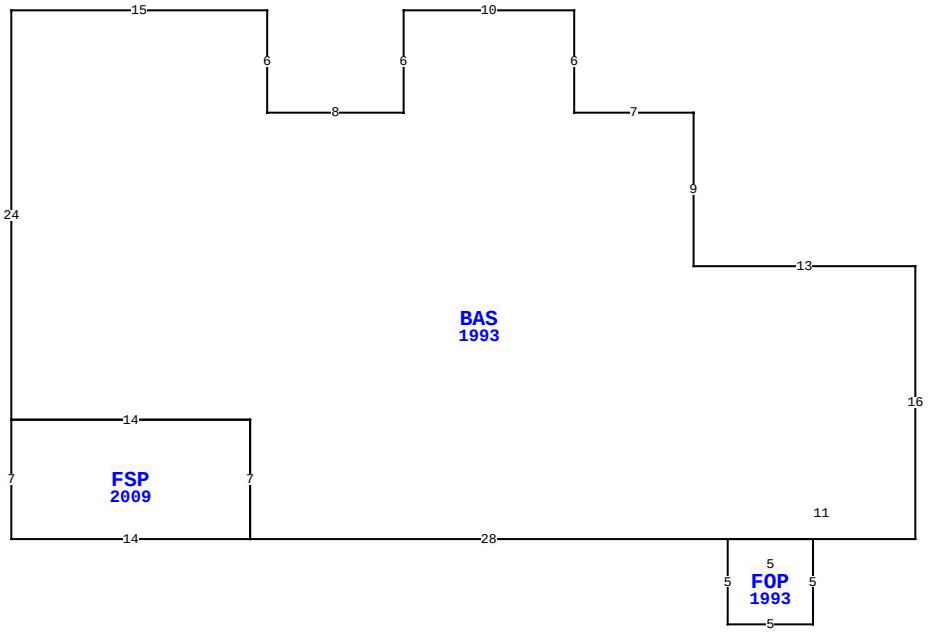
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1993	1,260	86,940
FOP	25	30	1993	8	552
FSP	98	40	2009	39	2,691
TOTALS	1,383			1,307	90,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,307	90.7920	90.79	118,663	1957	1957	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1260 HX Base Yr 2025



96022 CENTRAL RD, 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		90,184
TOTAL MARKET OB/XF VALUE		7,647
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		157,831
SOH/AGL Deduction		59,297
ASSESSED VALUE		98,534
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,812
TOTAL JUST VALUE		157,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1444	2/03/2023	WD	Q	I	01	150,000
GRANTOR: MILLER JOHN R & KARA						
GRANTEE: EAKER NEIL MICHAEL						
2580/1254	7/25/2022	WD	Q	I	01	136,000
GRANTOR: KING DONOVAN L & ULRI						
GRANTEE: MILLER JOHN R & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N9 W7 N6 W10 S6 W8 N6 W15 S24
FSP=[YR=2009] S7 E14 N7 W14 $ E14 S7 E28 FOP=[YR=1993] S5 E5 N5 W5 $ E11 N16 $.

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	0511	GARAGE CB-	0	100	18	17	306.00	SF	40.00	40.00	100	1980	1980	3	30	3,672	
2	0680	POLE SHED	0	100	32	30	960.00	SF	10.00	10.00	100	1980	1980	3	20	1,920	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
4	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	1985	1985	3	44	515	

LAND DESCRIPTION

TOTAL OB/XF 7,647

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	RSF-	2153.00	194.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/07/2020 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS