PT D FERNANDEZ GRANTS
SEC'S 38 & 41-2N-28E IN
OR 2165/311

LEIGH JAMES NELSON
3121 LAKE SHORE BLVD
JACKSONVILLE, FL 32210

2025

41-2N-28-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

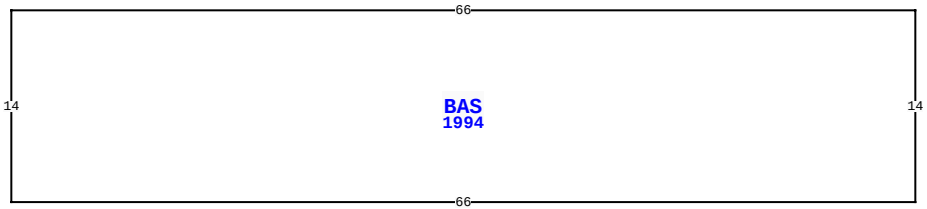
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1994	924	15,152
TOTALS	924			924	15,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	68.3200	54.66	50,506	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



96044 LITTLEBERRY LN, FERNANDINA BEACH

BLD DATE	05/10/2007 OOTO	LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,152
TOTAL MARKET OB/XF VALUE	1,253
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	82,405
SOH/AGL Deduction	29,670
ASSESSED VALUE	52,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,735
TOTAL JUST VALUE	82,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8335	CHNGE SRVC	0	08/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2165/0311	12/18/2017	QC	U	I	11	100
GRANTOR: BATCHELOR CAROL, CHAN						
GRANTEE: LEIGH JAMES NELSON						
2072/1406	9/16/2016	FJ	U	I	11	100
GRANTOR: BATCHELOR JAMES E EST						
GRANTEE: BATCHELOR CAROL, SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W66 S14 E66 N14 $.

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	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1989	1989	3	20	288	
2	0940	SHEDS/PORT	0	0	12	20	240.00	SF	20.10	20.10	100	1988	1988	3	20	965	

LAND DESCRIPTION

TOTAL OB/XF 1,253

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		OR	185.00	110.00	0.44	AC		1.00	1.00	1.50	100,000.00	150,000.00	66,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.44 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 07/30/2025 BY SYS