

PT OF TRACT A
IN OR 766/1852
ESMT PT OR 764/1466

LITTLE TIMOTHY C
95155 STINGRAY LN
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5120-000A-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	983	100	2008	983	125,706
DCK	138	10	2008	14	1,790
FCP	983	25	2008	246	31,458
FOP	224	30	2008	67	8,568
FST	25	55	2008	14	1,790
FST	25	55	2008	14	1,790
STR	80	10	2008	8	1,023
UOP	224	20	2008	45	5,755
TOTALS	2,682			1,391	177,881

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	20	8	160.00	SF	10.00	10.00	432
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	10,200
3	0300	BOAT DCK W	0	0	90	3	270.00	SF	40.00	40.00	9,720
4	0311	WD GANG WY	0	0	0	0	28.00	SF	45.00	45.00	1,084
5	0317	DCK PLNG W	0	0	0	0	2.00	UT	500.00	500.00	860
6	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	4,680

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000131	C	RES CREEK	0		OR	145.00	236.00	145.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,391	105.3000	139.00	193,349	2008	2008	0	0	8.00	92.00
1 SNGL FAM - 0% - 0											
Heated Area: 983											
HX Base Yr											

BLD DATE	02/10/2009	RK	LGL DATE	
XF DATE			LAND DATE	05/09/2025
INC DATE			AG DATE	MLU
95139 STINGRAY LN, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			177,881
TOTAL MARKET OB/XF VALUE			26,976
TOTAL LAND VALUE - MARKET			348,000
TOTAL MARKET VALUE			552,857
SOH/AGL Deduction			217,955
ASSESSED VALUE			334,902
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			334,902
TOTAL JUST VALUE			552,857
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			523,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20272	ELEC OTHER	5,500	11/01/2007
M13472	MECH OTHER	0	11/01/2007
P12875	OTHER	0	11/01/2007
C20510	CO ISSUED	0	09/01/2007
B20510	NEW CONSTR	86,240	09/01/2007
R10703	REPAIR/RRF	1,300	09/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0766/1852	7/31/1996	QC	Q	I	06
GRANTOR: LITTLE LINDA F					
GRANTEE: LITTLE TIMOTHY C					
0587/0677	1/04/1990	WD	U	V	
GRANTOR: BENNETT CHARLES & E					
GRANTEE: LITTLE T C & L F					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2008] W28 S8 FCP=[YR=2008] S36 E28 N16 FST=[YR=2008] N5 W5 S5 E5\$ W5 N5 E5 N15 W28\$ E28 N8 \$ PTR=E30 FOP=[YR=2008] E28 DCK=[YR=2008] E6 S23 STR=[YR=2008] S16 W5 N16 E5 \$ W6 FST=[YR=2008] S5 W5 N5 E5\$ BAS=[YR=2008] W5 S5 E5 S16 W28 N36 E28 S15\$ N23\$ S8 W28 N8 \$ W30 \$.											