

BLK A {K/A PARCEL A} LOT 2
IN OR 2220/916
WILDERS SUB OF NASSAU RIVER

WHITTAKER GRANT T/MANOLAKIS CATHERINE S
95159 NASSAU RIVER RD
FERNANDINA BEACH, FL 32097

2025

44-2N-28-5180-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	13 STAND SEAM 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4009.00
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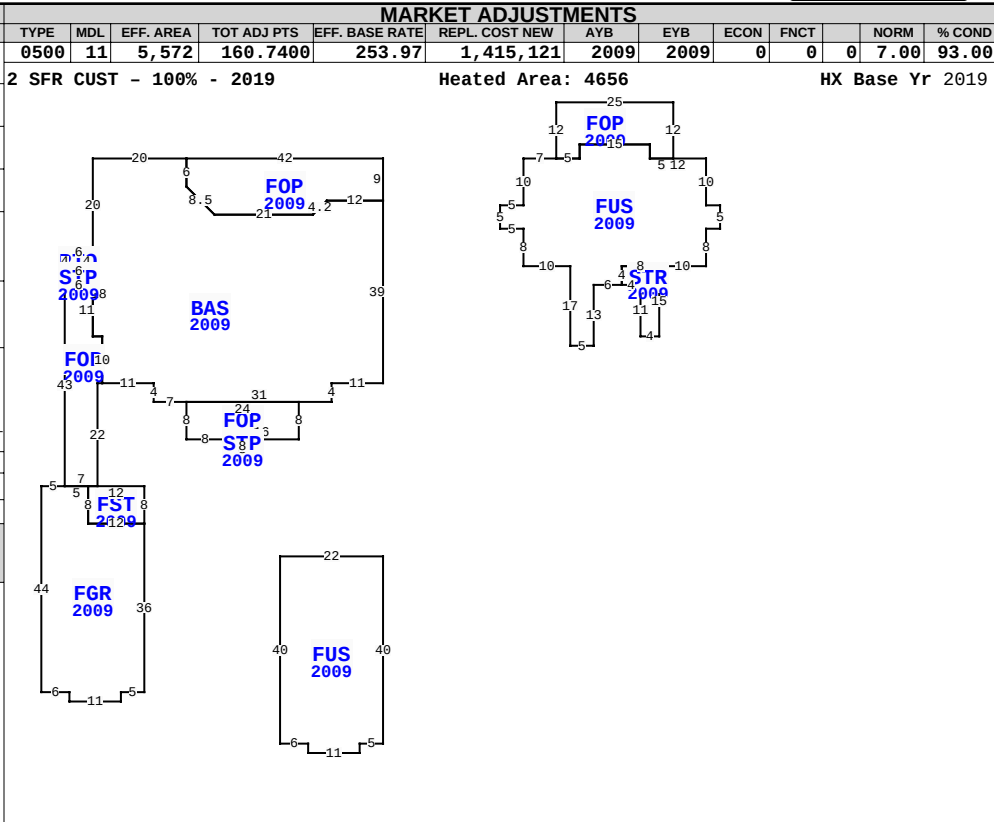
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,663	100	2009	2,663	628,979
FGR	894	55	2009	492	116,206
FOP	192	30	2009	58	13,699
FOP	255	30	2009	76	17,951
FOP	300	30	2009	90	21,257
FOP	446	30	2009	134	31,650
FST	96	55	2009	53	12,518
FUS	902	100	2009	902	213,045
FUS	1,091	100	2009	1,091	257,685
PTO	24	5	2009	1	236
TOTALS	6,973			5,572	316,063

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
2	0812	CONCRETE C	0	100	0	0	6,001.00	SF	4.00	4.00	100	2009	2009	3	89	21,364	
3	0300	BOAT DCK W	0	100	0	0	520.00	SF	40.00	40.00	100	2006	2006	3	40	8,320	
4	0310	AL GANG WY	0	100	0	0	24.00	LF	115.00	115.00	100	2009	2009	3	35	966	
6	0303	FLT DOCK W	0	100	10	16	160.00	SF	26.00	26.00	100	2009	2009	3	52	2,163	
7	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	100	2009	2009	3	35	1,050	
8	0092	AUTO GATE	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	2009	2009	3	35	613	
9	1127	BRICK 8"	0	100	0	0	120.00	SF	11.00	11.00	100	2009	2009	3	97	1,280	
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
14	0861	POOL GUNIT	0	100	0	0	536.00	SF	85.00	85.00	100	2020	2020	3	90	41,004	
15	0857	SANDSTONE/	0	100	0	0	1,389.00	SF	16.00	16.00	100	2020	2020	3	99	22,002	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	RES RIVER	100		RSF	1100.00	390.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000							



** This building has 13 Sub-Areas

95159 NASSAU RIVER RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/09/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	5,572	160.7400	253.97	1,415,121	2009	2009	0	0	7.00	93.00

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,316,063
TOTAL MARKET OB/XF VALUE	108,532
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	2,224,595
SOH/AGL Deduction	910,726
ASSESSED VALUE	1,313,869
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	1,263,147
TOTAL JUST VALUE	2,224,595
NCON VALUE	4,830
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,137,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000283	SWIM POOL	75,000	01/10/2020
E1903229	SOLAR PANELS	33,000	04/01/2019
C22170	CO ISSUED	0	12/30/2009
R11810	REPAIR/RRF	42,000	04/01/2009
E21569	ELEC OTHER	5,000	02/01/2009
P13637	OTHER	0	01/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2220/0916	8/31/2018	WD	Q	I	01
					SALE PRICE
					1,376,600

GRANTOR: MORGAN JAMES F & MARY
GRANTEE: WHITTAKER GRANT T &
1190/0752 11/21/2003 WD Q I 440,000
GRANTOR: ODOM ROBERT J & WINET
GRANTEE: MORGAN JAMES F & MA

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W42 BAS=[YR=2009] W20 S20 PTO=[YR=2009] W6
S4 STP=[YR=2009] S3 FOP=[YR=2009] S43FGR=[YR=2009] W5 S44
E6 S2 E11 N2 E5 N36 FST=[YR=2009] N8 W12 S8 E12 \$ W12 N8 W5
\$E7 N22 E1 N10 W2 N11 W6\$ E6 N3 W6 \$ E6 N4 \$ S18 E2 S10 E11
S4 E7 FOP=[YR=2009] S8 E8 STP=[YR=2009] S2 E8 N2 W8 \$ E16
N8 W24 \$E31 N4 E11 N39 W12 D3 L3 W21 U6 L6 N6 \$ S6 D6 R6
E21 U3 R3 E12 N9 \$ PTR= E30 FUS=[YR=2009] E7 FOP=[YR=2009]
N12 E25 S12 W5 N3 W15 S3 W5 \$ E5 N3 E15 S3 E12 S10 E3 S5 W3
S8 W10 STR=[YR=2009] S15 W4 N11 W4 N4 E8\$ W8 S4 W6 S13 W5
N17 W10 N8 W5 N5 E5 N10 \$ W30 \$ PTR=S85 FUS=[YR=2009] W22
S40 E6 S2 E11 N2 E5 N40 \$ N85 \$.

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