

PT OF JOHN CHRISTOPHER GRANT
SEC 45-2N-28E
IN OR 2021/1407

SUDDER MICHAEL REV TRUST-2010/SUDDER MICHAEL H TRU
940344 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-0000-0012-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,350	100	2005	3,350	500,940
FGR	874	55	2005	481	71,926
FOP	112	30	2005	34	5,084
FOP	261	30	2005	78	11,664
FOP	480	30	2005	144	21,533
FUS	1,100	100	2005	1,100	164,488
SFB	414	80	2013	331	49,496
STR	76	10	2005	8	1,196
USP	644	30	2020	193	28,860

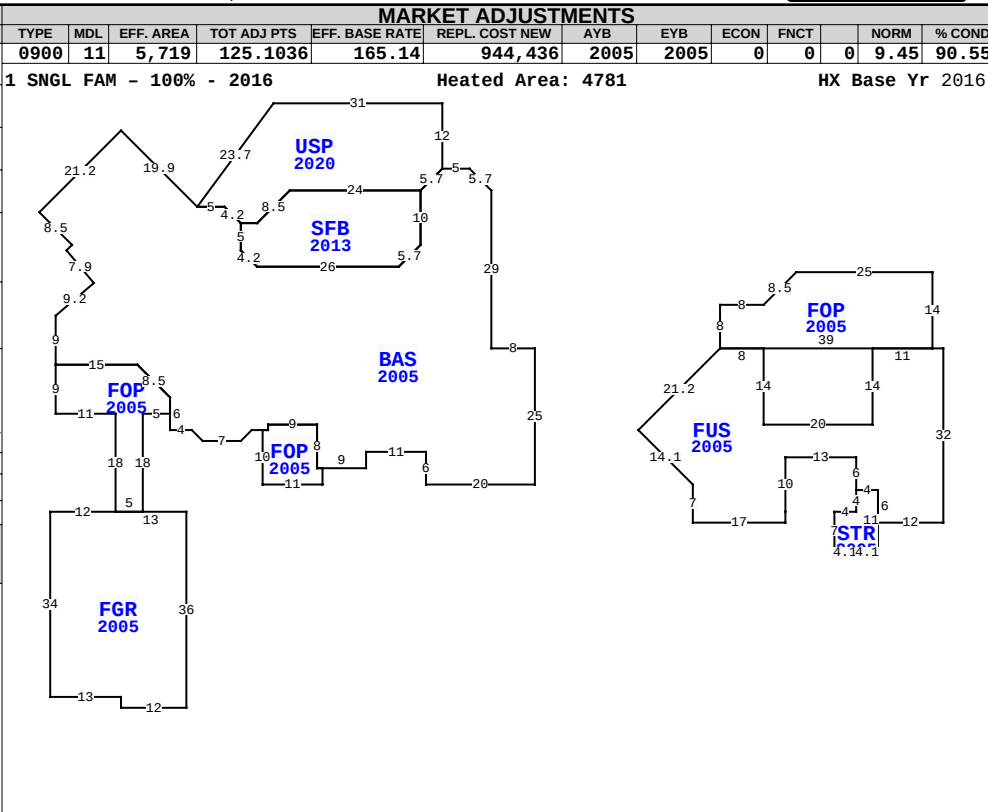
TOTALS	7,311			5,719	855,187
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EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0464	FNC GT 10'	0	100	0	0	1.00	UT	700.00	700.00	100	2005	2005	3	64	448	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	6,160	
3	0812	CONCRETE C	0	100	0	0	8,685.00	SF	4.00	4.00	100	2005	2005	3	84	29,182	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2005	2005	3	22	422	
5	0462	ST/AL FNC	0	100	294	0	1,470.00	SF	10.00	10.00	100	2005	2005	3	36	5,292	
6	1076	TRELLIS A	0	100	19	11	209.00	SF	7.50	7.50	100	2006	2006	3	40	627	
7	1244	WD DECK EX	0	100	0	0	204.00	SF	18.50	18.50	100	2006	2006	3	40	1,510	
8	0855	CONC PAVR	0	100	11	25	275.00	SF	10.00	10.00	100	2006	2006	3	86	2,365	
9	0300	BOAT DCK W	0	100	0	0	1,234.00	SF	44.00	44.00	100	2013	2013	3	68	36,921	
10	0350	CARPORT WD	0	100	15	10	150.00	SF	13.00	13.00	100	2013	2013	3	55	1,073	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		RSF	1116.00	838.00	116.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	464,000							



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

TOTAL OB/IF																	84,000
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		870,120
TOTAL MARKET OB/IF VALUE		126,809
TOTAL LAND VALUE - MARKET		464,000
TOTAL MARKET VALUE		1,460,929
SOH/AGL Deduction		420,594
ASSESSED VALUE		1,040,335
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		989,613
TOTAL JUST VALUE		1,460,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,308,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909133	USP	14,810	11/01/2019
311368	DOCK ADD	0	09/26/2013
R10295	REPAIR/RRF	2,000	04/01/2007
B19792	ADDITION	25,000	04/01/2007
B0412739	NEW CONSTR	0	12/01/2004
E0413947	ELEC OTHER	2,000	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2021/1407	11/09/2015	WD U	I	11	100
GRANTOR: SUDDER MICHAEL G & AD					
GRANTEE: SUDDER MICHAEL G &					
2000/0827	9/01/2015	WD Q	I	01	1,055,000
GRANTOR: SIEGMUND DAVID R & SU					
GRANTEE: SUDDER MICHAEL G &					

BUILDING NOTES					
BAS=[YR=2005] W8 N29 L4 U4 W5 USP=[YR=2020] N12 W31 L14 D19 E5 D3 R3 E3 U6 R6 E24 U4 R4 \$ D4 L4					
SFB=[YR=2013] W24 D6 L6 W3 S5 R3 D3 E26 U4 R4 N10\$ S10 D4 L4 W26 U3 L3 N5 L3 U3 W5 U14 L14 D15 L15 D6 R6 D1 L1 D6 R5 D6 L7 S9 FOP=[YR=2005] S9 E11 S18					
FGR=[YR=2005] W12 S34 E13 S2 E12 N36 W13\$E5 N18 E5 N3 U6 L6 W15\$ E15 D6 R6 S6 E4 D2 R2 E7 U2 R2 E2 FOP=[YR=2005] S10 E11 N3 W1 N8 W9 S1 W1\$ E1 N1 E9 S8 E9 N3 E11 S6 E20 N25 \$ PTR=E75 FUS=[YR=2005] W2 FOP=[YR=2005] N14 W25 L6 D6 W8 S8 E39\$ W11 S14 W20 N14 W8 L15 D15 D10 R10 S7 E17 N2 N10 E13 S6 STR=[YR=2005] S4 W4 S7 D1 R4 R4 U1 N11 W4\$ E4 S6 E12 N32\$ W75\$.					

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