

YOUNG MICHAEL & ALEJANDRA
940454 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

45-2N-28-522D-0001-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

16 WD FR STUC 80

Exterior Wall

31 HARDIE BRD 20

Roof Structure

04 WOOD TRUSS 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floor

11 CLAY TILE 60

Interior Floor

12 CARPET 40

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3 100

Frame Stories

02 WOOD FRAME 100

Units

1. 100

Occupancy

00 NONE 100

Quality

05 Quality Level 05

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4075.00

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,859

100

2022

2,859

524,608

FGR

720

55

2022

396

72,663

FOP

52

30

2022

16

2,936

FOP

440

30

2022

132

24,221

TOTALS

4,071

3,403

624,428

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

1

0855

CONC PAVER

0 100

0

0

904.00

SF

10.00

10.00

100

2022

2022

3

99

8,950

2

0462

ST/AL FNC

0 100

0

0

1,008.00

SF

10.00

10.00

100

2022

2022

3

95

9,576

3

0463

FENCE GATE

0 100

0

0

3.00

UT

300.00

300.00

100

2022

2022

3

98

882

4

0861

POOL GUNIT

0 100

0

0

392.00

SF

85.00

85.00

100

2022

2022

3

95

31,654

5

0855

CONC PAVER

0 100

0

0

1,196.00

SF

10.00

10.00

100

2022

2022

3

99

11,840

6

0871

POOL HTR R

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

2022

2022

3

93

1,860

7

0504

FP-ELECTRI

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

2022

2022

3

99

1,980

8

1242

WD DECK A

0 100

20

12

240.00

SF

10.00

10.00

100

2015

2015

3

65

1,560

9

0300

BOAT DCK W

0 100

20

8

160.00

SF

40.00

40.00

100

2015

2015

3

75

4,800

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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-1

0.00

0.00

48.00

FF

1.00

1.00

1.20

4,000.00

4,800.00

230,400

REVIEW DATE

09/08/2022

BY

DJ

Total Acres:

0.00

Total Land Value:

230,400

Market:

0

Agricultural:

0

Common:

230,400

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

01

3,403

117.1896

185.16

630,099

2022

2022

0

0

0.90

99.10

1 SFR CUST - 100% - 2023

Heated Area: 2859

HX Base Yr 2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

940454 OLD NASSAUVILLE RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

624,428

TOTAL MARKET OB/XF VALUE

73,102

TOTAL LAND VALUE - MARKET

230,400

TOTAL MARKET VALUE

927,930

SOH/AGL Deduction

61,633

ASSESSED VALUE

866,297

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

815,575

TOTAL JUST VALUE

927,930

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

843,621

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2433/0003

2/10/2021

WD Q

I

01

220,000

GRANTOR: CHRISTOPHER CREEK LLC

GRANTEE: YOUNG MICHAEL & ALE

1894/0531

12/16/2013

SW U

V

11

100

GRANTOR: GLEIM GARRETT W TRUST

GRANTEE: CHRISTOPHER CREEK L

BUILDING NOTES

BAS=[YR=2022] W14 FOP=[YR=2022] N8 W37 S12 E36 N4 E1\$ W1 S4 W36 N16 W16 S27 W8 S26 E13 N3 E10 FOP=[YR=2022] S3 E12 N3 W2 N2 W8 S2 W2\$ E2 N2 E8 S2 E13 S2 E7 FGR=[YR=2022] S30 E24 N