LOTS 9 10 & 11
IN OR 930/1136 & OR 531/306
RP41-1129 & RP41-1128

WEBB LINDA DIANE SMITH
94038 SAGE COURT
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525E-0009-0000

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 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01

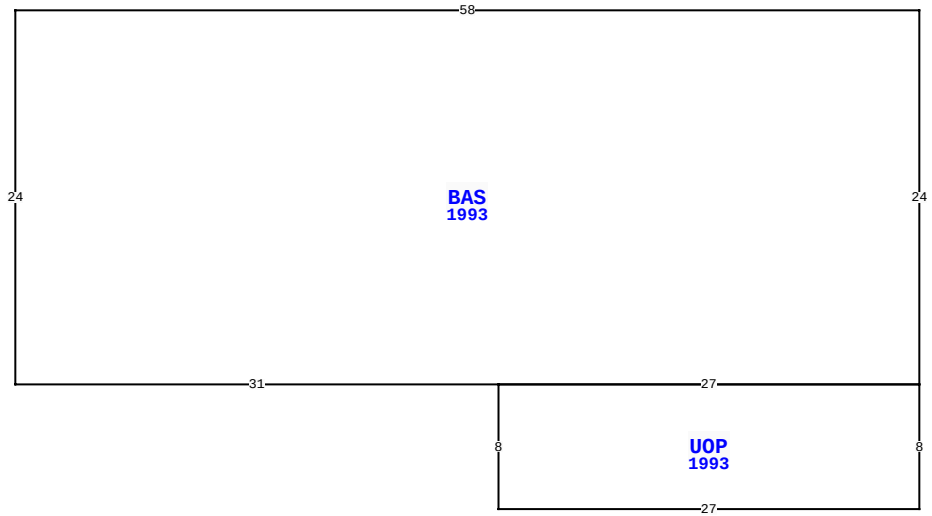
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1993	1,392	16,904
UOP	216	25	1993	54	656
TOTALS	1,608			1,446	17,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,446	50.6000	40.48	58,534	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 1974 Heated Area: 1392 HX Base Yr 1974



94038 SAGE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,668
TOTAL MARKET OB/XF VALUE		872
TOTAL LAND VALUE - MARKET		250,160
TOTAL MARKET VALUE		356,700
SOH/AGL Deduction		254,228
ASSESSED VALUE		102,472
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		46,750
TOTAL JUST VALUE		356,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
003006	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0930/1136	5/02/2000	WD	U	I	07	100
GRANTOR: SHEFFIELD WM F ET AL						
GRANTEE: SMITH LINDA DIANE						
0531/0306	11/18/1987	FS	U	I		100
GRANTOR: SMITH GEORGE & LINDA						
GRANTEE: SMITH LINDA DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S24 E31 UOP=[YR=1993] S8 E27 N8 W27$ E27 N24$.

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	0940	SHEDS/PORT	0	0	12	14	168.00	SF	15.00	15.00	100	1985	1985	3	20	504	
2	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	2000	2000	3	20	48	
3	0879	FISH POOL	0	100	4	4	16.00	SF	14.00	14.00	100	2001	2001	3	25	56	
4	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	2001	2001	3	20	216	
5	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	2000	2000	3	20	48	

LAND DESCRIPTION

TOTAL OB/XF 872

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	000116	C	RES MARSH	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							
2	000100	C	RES	100		RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	160,000							
3	009630	C	SWAMP	100		RM	0.00	0.00	0.32	AC		1.00	1.00	1.00	500.00	500.00	160							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.10 Total Land Value: 250,160 Market: 0 Agricultural: 0 Common: 250,160 PRINTED 07/30/2025 BY SYS

LOTS 9 10 & 11
IN OR 930/1136 & OR 531/306
RP41-1129 & RP41-1128

WEBB LINDA DIANE SMITH
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FERNANDINA BEACH, FL 32034

2025

45-2N-28-525E-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

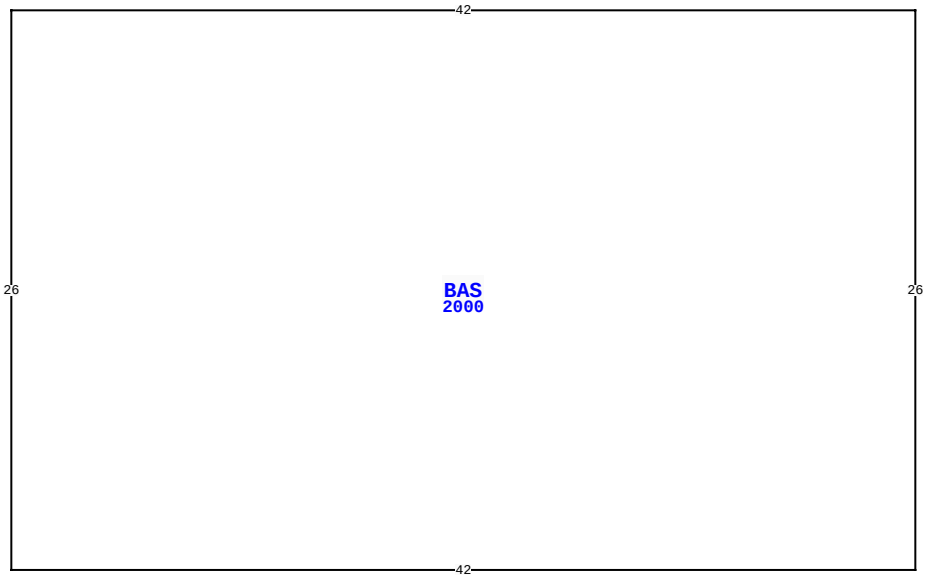
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	2000	1,092	88,108
TOTALS	1,092			1,092	88,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,092	148.3200	126.07	137,668	2000	2010	0	0	0	36.00	64.00

2 M/H 94+ – 100% - 1974 Heated Area: 1092 HX Base Yr 1974



94038 SAGE CT, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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GRANTEE: SMITH LINDA DIANE						
0531/0306	11/18/1987	FS	U	I		100
GRANTOR: SMITH GEORGE & LINDA						
GRANTEE: SMITH LINDA DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W42 S26 E42 N26 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.10 Total Land Value: 250,160 Market: 0 Agricultural: 0 Common: 250,160 PRINTED 07/30/2025 BY SYS