LOT 2
IN OR 1744/1825
SHEFFIELD BLUFF #2 PB 6/327

SMITH GEORGE C
95190 GOFFINSVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-549T-0002-0000

BUILDING CHARACTERISTICS

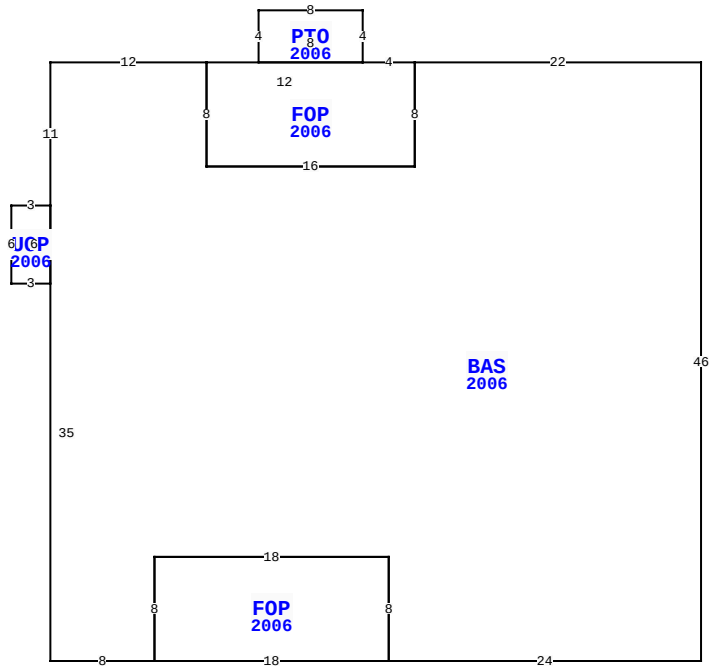
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2006	2,028	266,449
FOP	128	30	2006	38	4,992
FOP	144	30	2006	43	5,649
PTO	32	5	2006	2	263
UOP	18	20	2006	4	525
TOTALS	2,350			2,115	277,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,115	108.7800	143.59	303,693	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2007 Heated Area: 2028 HX Base Yr 2007



95190 GOFFINSVILLE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,879
TOTAL MARKET OB/XF VALUE		6,749
TOTAL LAND VALUE - MARKET		293,400
TOTAL MARKET VALUE		578,028
SOH/AGL Deduction		377,964
ASSESSED VALUE		200,064
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,342
TOTAL JUST VALUE		578,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16302	ELEC OTHER	4,500	12/01/2005
M10584	MECH OTHER	0	11/01/2005
P10027	OTHER	0	09/01/2005
C15666	CO ISSUED	160,000	07/01/2005
R07948	REPAIR/RRF	6,000	07/01/2005
B15666	NEW CONSTR	160,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1744/1825	6/08/2011	QC	U	I	11	157,300
GRANTOR: SMITH ANNA L						
GRANTEE: SMITH GEORGE						
1211/0468	3/01/2004	WD	Q	V		90,000
GRANTOR: CARTER JAMES W & MARI						
GRANTEE: SMITH GEORGE & ANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FOP=[YR=2006] W4 PTO=[YR=2006] N4 W8 S4 E8 $ W12 S8 E16 N8 $ S8 W16N8 W12 S11 UOP=[YR=2006] W3 S6 E3 N6 $ S35 E8 FOP=[YR=2006] E18 N8 W18 S8 $ N8 E18 S8 E24 N46 $.

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	0812	CONCRETE C	0	100	0	0	1,564.00	SF	4.00	4.00	100	2006	2006	3	86	5,380	
2	0351	CARPORT MT	0	100	28	31	868.00	SF	4.50	4.50	100	2006	2006	3	24	937	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	4.50	4.50	100	2006	2006	3	24	432	

LAND DESCRIPTION

TOTAL OB/XF 6,749

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	000100	C	RES	100		RSF-1	0.00	0.00	3.26	AC		1.00	1.00	0.90	100,000.00	90,000.00	293,400							

REVIEW DATE 01/22/2019 BY KWA Total Acres: 3.26 Total Land Value: 293,400 Market: 0 Agricultural: 0 Common: 293,400 PRINTED 07/30/2025 BY SYS