BLOCK 1 LOT 43
IN OR 842/342
SPRING HILL SUB PB 5/32

LEE STEPHEN D & LORI S
95467 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550A-0001-0430

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

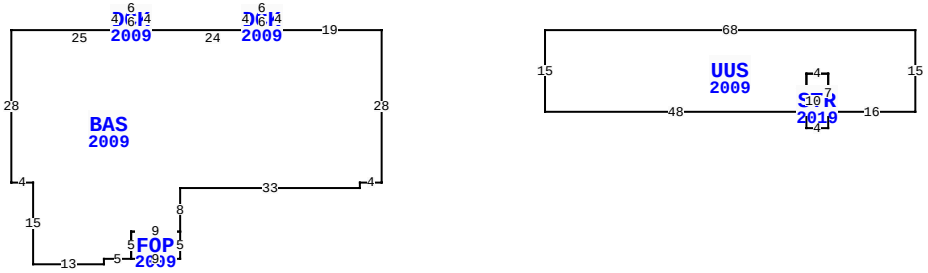
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2009	2,283	213,614
DCK	24	10	2009	2	187
DCK	24	10	2009	2	187
FOP	45	30	2009	14	1,310
STR	40	10	2019	4	374
UUS	992	50	2009	496	46,410
TOTALS	3,408			2,801	262,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,801	111.7872	100.61	281,809	2009	2009	0	0	0	7.00	93.00

1 SFR MODULR – 100% - 1992 Heated Area: 2283 HX Base Yr 1992



95467 CLEARWATER 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		274,718
TOTAL MARKET OB/XF VALUE		1,045
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		375,763
SOH/AGL Deduction		192,958
ASSESSED VALUE		182,805
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,083
TOTAL JUST VALUE		375,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2201855	REPAIR/RRF	9,000	02/02/2022
B1530052	GARAGE	25,740	02/27/2015
C22388	CO ISSUED	0	08/04/2009
P13837	OTHER	0	07/01/2009
M14615	MECH OTHER	0	06/01/2009
B22388	MODULAR	0	04/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0842/0342	7/23/1998	WD	Q	I	06	100
GRANTOR: LEE STEPHEN D & LORI						
GRANTEE: LEE STEPHEN D & LOR						
0626/0102	5/13/1991	WD	Q	V		10,900
GRANTOR: AMOS MICHAEL & JULIE						
GRANTEE: LEE STEPHEN & LORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W19 DCK=[YR=2009] N4 W6 S4 E6 $ W24
DCK=[YR=2009] N4 W6 S4 E6 $ W25 S28 E4 S15 E13 N1 E5
FOP=[YR=2009] E9 N5 W9 S5 $ N5 E9 N8 E33 N1 E4 N28 $ PTR=
E30 UUS=[YR=2009] E68 S15 W16 STR=[YR=2019] S3 W4 N10 E4
S7$ N7 W4 S7 W48 N15 $ W30$.

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	100	20	13	260.00	SF	20.10	20.10	100	1995	1995	3	20	1,045	

LAND DESCRIPTION

TOTAL OB/XF 1,045

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 10/31/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

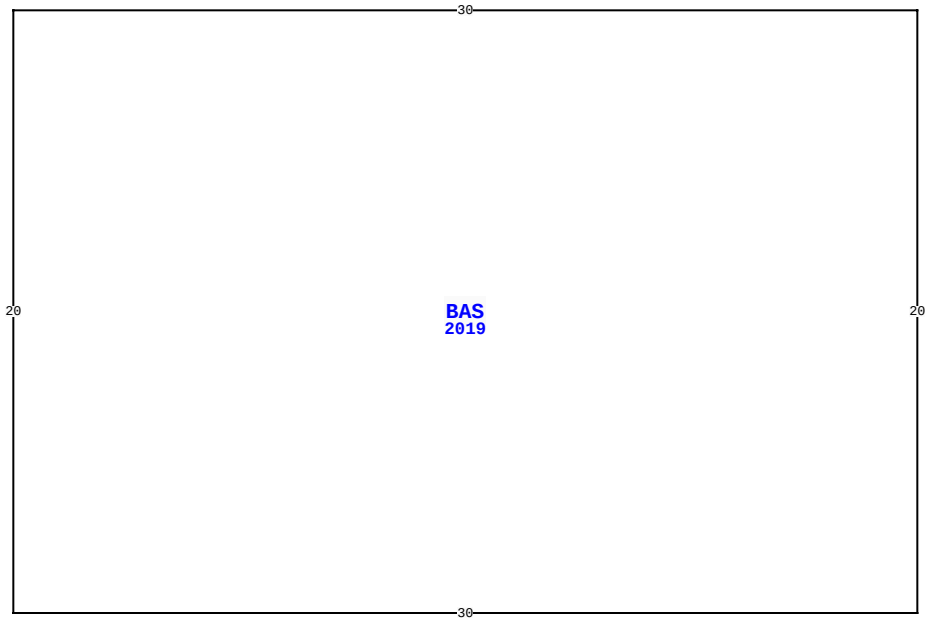
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2019	600	12,636
TOTALS	600			600	12,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 1992 Heated Area: 600 HX Base Yr 1992



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: AMOS MICHAEL & JULIE						
GRANTEE: LEE STEPHEN & LORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S20 E30 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/31/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS