LOT 1
NORTH SHORE SUB PB 5/255-256

UNDERWOOD ANNIE J & LAMAR
96027 NORTH SHORE DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5340-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

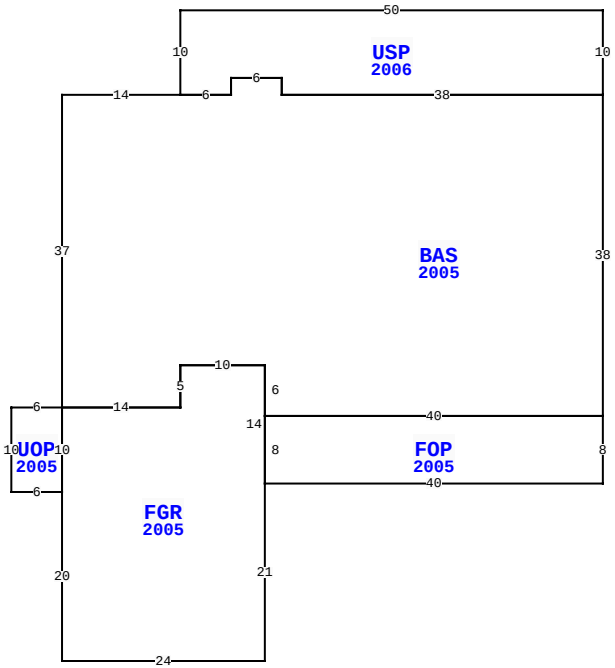
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100	2005	2,370	277,649
FGR	770	55	2005	424	49,672
FOP	320	30	2005	96	11,247
UOP	60	20	2005	12	1,405
USP	488	30	2006	146	17,105
TOTALS	4,008			3,048	357,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,048	103.5000	136.62	416,418	2005	2005	0	0	0	14.25	85.75

2 SNGL FAM – 100% - 2024 Heated Area: 2370 HX Base Yr 2024



96027 NORTH SHORE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		357,078
TOTAL MARKET OB/XF VALUE		13,678
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		495,756
SOH/AGL Deduction		32,405
ASSESSED VALUE		463,351
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		412,629
TOTAL JUST VALUE		495,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004283	H/AC	4,562	06/01/2020
B0412486	NEW CONSTR	179,368	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/942	11/20/2023	WD	Q	I	01	595,000
GRANTOR: DAVIS TERRY						
GRANTEE: UNDERWOOD ANNIE J &						
2159/0929	11/28/2017	QC	U	I	11	100
GRANTOR: DAVIS TERRY W & SEBRI						
GRANTEE: DAVIS TERRY						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2006] W50 S10 BAS=[YR=2005] W14 S37 UOP=[YR=2005] W6 S10 E6 FGR=[YR=2005] S20 E24 N21 FOP=[YR=2005] E40 N8 W40 S8 $ N14 W10 S5 W14 S10$ N10 $ E14 N5 E10 S6 E40 N38 W38 N2 W6 S2 W6$ E6 N2 E6 S2 E38 N10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,809.00	SF	4.00	4.00	100	2006	2006	3	86	6,223	
3	0510	GARAGE WD-	0	100	18	18	324.00	SF	20.65	20.65	100	2006	2006	3	40	2,676	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2006	2006	3	24	864	
5	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2015	2015	3	87	835	

LAND DESCRIPTION

TOTAL OB/XF 13,678

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	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 11/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS