LOT 21
NORTH SHORE SUB PB 5/255-256

JONES FERRIS B L/E/
96207 NORTH SHORE DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5340-0021-0000

BUILDING CHARACTERISTICS

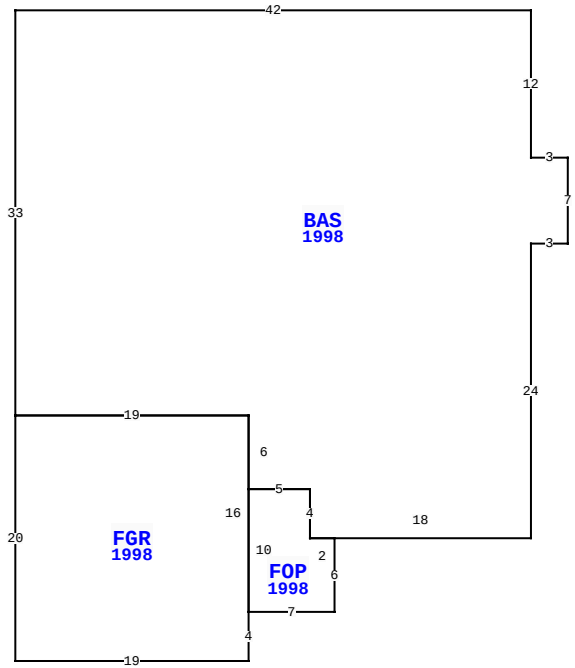
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,617	100	1998	1,617	200,829
FGR	380	55	1998	209	25,958
FOP	62	30	1998	19	2,360
TOTALS	2,059			1,845	229,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,845	107.9000	142.43	262,783	1998	1998	0	0	0	12.80	87.20

1 SNGL FAM – 100% - 1999 Heated Area: 1617 HX Base Yr 1999



96207 NORTH SHORE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,147
TOTAL MARKET OB/XF VALUE		10,701
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		364,848
SOH/AGL Deduction		214,127
ASSESSED VALUE		150,721
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,999
TOTAL JUST VALUE		364,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016240	REPAIR/RRF	22,025	11/22/2021
B18761	ADDITION	10,560	10/01/2006
R09802	REPAIR/RRF	300	10/01/2006
980893	NEW CONSTR	94,386	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2290/1041	7/11/2019	QC	U	I	11	100
GRANTOR: JONES FERRIS B & ROSA						
GRANTEE: HERRING ALISA J & C						
0825/1725	3/12/1998	WD	Q	V		25,000
GRANTOR: HAYES CHARLES M III						
GRANTEE: JONES FERRIS & ROSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 N12 W42 S33 FGR=[YR=1998] S20E19 N4 FOP=[YR=1998] E7 N6 W2 N4 W5 S10 $ N16 W19 $ E19 S6 E5 S4 E18 N24 E3 N7 $.

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	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1998	1998	3	73	228	
2	0811	CONCRETE B	0	100	0	0	955.00	SF	5.20	5.20	100	1998	1998	3	73	3,625	
3	1242	WD DECK A	0	100	0	0	512.00	SF	10.00	10.00	100	2000	2000	3	20	1,024	
4	0510	GARAGE WD-	0	100	16	26	416.00	SF	35.00	35.00	100	2006	2006	3	40	5,824	

LAND DESCRIPTION

TOTAL OB/XF 10,701

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 12/28/2022 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS