PT OF WILLIAM NELSON GRANT
SEC 38-4N-25E & SEC 49-4N-25E
IN OR 2466/495

GOETZ WILLIAM H/MALSPEIS LEIMOMI C
1649 IAN DRIVE
FERNANDINA BEACH, FL 32034

2025

49-4N-25-0000-0001-0020

NASSAU COUNTY PROPERTY

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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

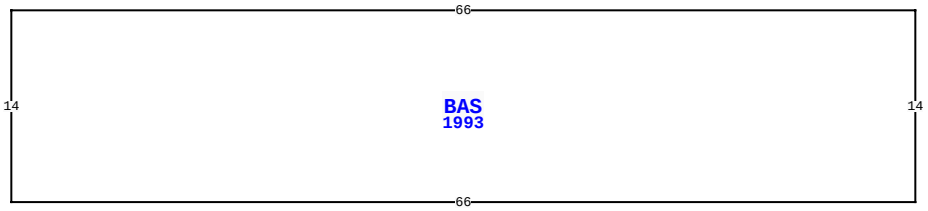
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	21,733
TOTALS	924			924	21,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	98.0000	78.40	72,442	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,733
TOTAL MARKET OB/XF VALUE	7,901
TOTAL LAND VALUE - MARKET	123,000
TOTAL MARKET VALUE	152,634
SOH/AGL Deduction	41,488
ASSESSED VALUE	111,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,146
TOTAL JUST VALUE	152,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8179	MH MOVE-ON	2,000	05/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/0495	5/28/2021	PR	U	I	19	160,000
GRANTOR: GORE VIVIAN LOUISE P/						
GRANTEE: GOETZ WILLIAM H & L						
0657/0164	5/07/1992	WD	U	V	10	40,000
GRANTOR: WHITWORTH JOSEPH & J						
GRANTEE: GORE STEELE & VIVIA						

49146 SAPELOE LN, HILLIARD

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

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	8	96.00	SF	30.00	30.00	100	1991	1991	3	20	576	
2	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	1984	1984	3	20	64	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1984	1984	3	20	128	
4	0310	AL GANG WY	0	0	0	0	12.00	LF	115.00	115.00	100	2000	2000	3	20	276	
5	0303	FLT DOCK W	0	0	10	33	330.00	SF	26.00	26.00	100	2000	2000	3	27	2,317	
6	0300	BOAT DCK W	0	0	6	25	150.00	SF	40.00	40.00	100	2000	2000	3	27	1,620	
7	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	
8	0681	POLE SHED	0	0	15	10	150.00	SF	15.00	15.00	100	2010	2010	3	56	1,260	
9	0681	POLE SHED	0	0	15	10	150.00	SF	15.00	15.00	100	2010	2010	3	56	1,260	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,901

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	0	0005	OR	0.00	0.00	4.10	AC		1.00	1.00	1.00	30,000.00	30,000.00	123,000							

REVIEW DATE 04/08/2024 BY TW Total Acres: 4.10 Total Land Value: 123,000 Market: 0 Agricultural: 0 Common: 123,000 PRINTED 07/30/2025 BY SYS