PT D FERNANDEZ GRANTS
SEC'S 38 & 41-2N-28E IN
OR 2257/437

SANDERSON STEPHEN E
96074 LITTLEBERRY LANE
FERNANDINA BEACH, FL 32034

2026

41-2N-28-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

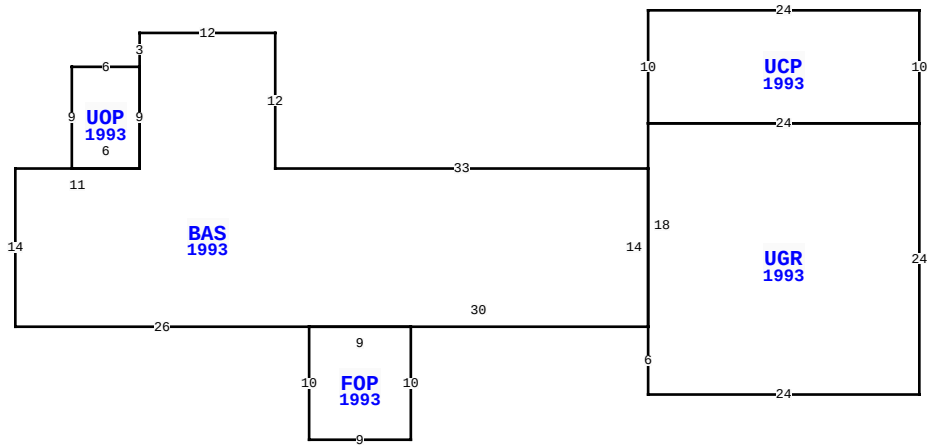
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	1993	928	82,799
FOP	90	30	1993	27	2,409
UCP	240	20	1993	48	4,283
UGR	576	45	1993	259	23,109
UOP	54	20	1993	11	982
TOTALS	1,888			1,273	113,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,273	103.0000	108.15	137,675	1979	1984	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 2020 Heated Area: 928 HX Base Yr 2020



96074 LITTLEBERRY LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		113,582
TOTAL MARKET OB/XF VALUE		4,032
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		216,614
SOH/AGL Deduction		107,656
ASSESSED VALUE		108,958
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,547
TOTAL JUST VALUE		216,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2257/0437	2/25/2019	QC	U	I	11	100
GRANTOR: SANDERSON RHONDA S						
GRANTEE: SANDERSON STEPHEN E						
1220/1105	4/07/2004	WD	U	I	07	100
GRANTOR: SANDERSON EARL R						
GRANTEE: SANDERSON EARL R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 N12 W12 S3 UOP=[YR=1993] W6 S9 E6N9$ S9 W11 S14 E26 FOP=[YR=1993] S10 E9 N10W9$ E30 UGR=[YR=1993] S6 E24 N24 UCP=[YR=1993] N10 W24 S10E24$ W24 S18 $ N14$.

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
2	0681	POLE SHED	0	100	0	0	560.00	SF	15.00	15.00	100	2009	2009	3	48	4,032	

LAND DESCRIPTION

TOTAL OB/XF 4,032

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	0.99	AC		1.00	1.00	1.00	100,000.00	100,000.00	99,000							

REVIEW DATE 03/04/2024 BY NWA Total Acres: 0.99 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 07/09/2026 BY SYS