

PT OF TRACT A
IN OR 766/1852
ESMT PT OR 764/1466

LITTLE TIMOTHY C EST
95155 STINGRAY LN
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5120-000A-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	983	100	2008	983	131,652
DCK	138	10	2008	14	1,875
FCP	983	25	2008	246	32,946
FOP	224	30	2008	67	8,973
FST	25	55	2008	14	1,875
FST	25	55	2008	14	1,875
STR	80	10	2008	8	1,071
UOP	224	20	2008	45	6,027
TOTALS	2,682			1,391	186,295

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	20	8	160.00	SF	10.00	10.00	384
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	10,200
3	0300	BOAT DCK W	0	0	90	3	270.00	SF	40.00	40.00	9,396
4	0311	WD GANG WY	0	0	0	0	28.00	SF	45.00	45.00	1,033
5	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	1,640
6	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	4,524

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000131	C	RES CREEK	0		OR	145.00	236.00	145.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,391	105.3000	146.37	203,601	2008	2008	0	0	8.50	91.50
1 SNGL FAM 0% - 0 Heated Area: 983 HX Base Yr											
UOP 2008 FCP 2008 FST 2008 FOP 2008 BAS 2008 FST 2008 STR 2008 CK 2008											

BLD DATE 02/10/2009				RK				LGL DATE			
XF DATE								LAND DATE			
INC DATE								AG DATE			
95139 STINGRAY LN, FERNANDINA BEACH								05/09/2025			
								MLU			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										186,295	
TOTAL MARKET OB/XF VALUE										27,177	
TOTAL LAND VALUE - MARKET										232,000	
TOTAL MARKET VALUE										445,472	
SOH/AGL Deduction										77,080	
ASSESSED VALUE										368,392	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										368,392	
TOTAL JUST VALUE										445,472	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										552,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20272	ELEC OTHER	5,500	11/01/2007
M13472	MECH OTHER	0	11/01/2007
P12875	OTHER	0	11/01/2007
C20510	CO ISSUED	0	09/01/2007
B20510	NEW CONSTR	86,240	09/01/2007
R10703	REPAIR/RRF	1,300	09/01/2007

SALES DATA											
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE				
0766/1852		7/31/1996	QC	Q	I	06	100				
GRANTOR: LITTLE LINDA F											
GRANTEE: LITTLE TIMOTHY C											
0587/0677		1/04/1990	WD	U	V		100				
GRANTOR: BENNETT CHARLES & E											
GRANTEE: LITTLE T C & L F											

BUILDING NOTES											
BUILDING DIMENSIONS											
UOP=[YR=2008] W28 S8 FCP=[YR=2008] S36 E28 N16 FST=[YR=2008] N5 W5 S5 E5\$ W5 N5 E5 N15 W28\$ E28 N8 \$ PTR=E30 FOP=[YR=2008] E28 DCK=[YR=2008] E6 S23 STR=[YR=2008] S16 W5 N16 E5 \$ W6 FST=[YR=2008] S5 W5 N5 E5\$ BAS=[YR=2008] W5 S5 E5 S16 W28 N36 E28 S15\$ N23\$ S8 W28 N8 \$ W30 \$.											