

LOT 1
DOCKSIDE ON CHRISTOPHER CREEK
REPLAT PB 8/107

YOUNG MICHAEL & ALEJANDRA
940454 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-522D-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																		
Exterior Wall	16	WD FR STUC 80	0500	11	3,403	147.3914	244.67	832,612	2022	2022	0	0	0	1.40	98.60	VALUATION SUMMARY																																	
Exterior Wall	31	HARDIE BRD 20	1 SFR CUST 100% - 2023													Heated Area: 2859													HX Base Yr 2023																				
Roof Structur	08	IRREGULAR 100															VALUATION BY													STANDARD																			
Roof Cover	03	COMP SHNGL 100															Tax Group: 4													Tax Dist:																			
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE													820,955																			
Interior Floo	11	CLAY TILE 60															TOTAL MARKET OB/XF VALUE													57,964																			
Interior Floo	14	CARPET 40															TOTAL LAND VALUE - MARKET													360,000																			
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE													1,238,919																			
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction													349,232																			
Bedrooms	02	WOOD FRAME 100															ASSESSED VALUE													889,687																			
Bathrooms	1.	1. 100															TOTAL EXEMPTION VALUE													HX HB 51,411																			
Occupancy	00	NONE 100															BASE TAXABLE VALUE													838,276																			
Quality		05	Quality Level 05		TOTAL JUST VALUE													1,238,919																															
DOR CODE		0100	SINGLE FAMILY		NCON VALUE													0																															
MAP NUM		MKT AREA		04		INCOME VALUE																																											
NEIGHBORHOOD/LOC		4075.00		PREVIOUS YEAR MKT VALUE													927,930																																
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		2,859		100		2022		2,859		689,719																																							
FGR		720		55		2022		396		95,533																																							
FOP		52		30		2022		16		3,860																																							
FOP		440		30		2022		132		31,844																																							
TOTALS		4,071						3,403		820,955																																							
EXTRA FEATURES		940454 OLD NASSAUVILLE RD, FERNANDINA BEACH																																															
L N		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																			
4		0860		POOL/SPA		0 100		0 0		1.00		UT		50,000.00		50,000.00		100		2022		2022		04		100		50,000																					
7		0504		FP-ELECTRI		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		2022		2022		3		99		1,980																					
8		1242		WD DECK A		0 100		20 12		240.00		SF		10.00		10.00		100		2015		2015		3		60		1,440																					
9		0300		BOAT DCK W		0 100		20 8		160.00		SF		40.00		40.00		100		2015		2015		3		71		4,544																					
TOTAL OB/XF																												57,964																					
LAND DESCRIPTION		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPH FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		000131		C		RES CREEK		100				RSF-1		0.00		0.00		48.00		FF				1.00		1.00		1.50		5,000.00		7,500.00		360,000															
REVIEW DATE		09/08/2022		BY		DJ		Total Acres: 0.00		Total Land Value: 360,000		Market: 0		Agricultural: 0		Common: 360,000		PRINTED 07/09/2026 BY SYS																															