

PT LOTS 5 & 6
IN OR 2863/1832
CHRISTOPHER CREEK EST PBK 3/12

CRIST HELEN I & HERMAN LEON L/E/
95030 HAPPY TRAIL
FERNANDINA BEACH, FL 32034

2026

45-2N-28-5240-0005-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1993	1,482	113,419
FGR	1,116	55	1993	614	46,990
FOP	102	30	1993	31	2,373
FSP	144	40	1993	58	4,439
FST	144	55	1993	79	6,046

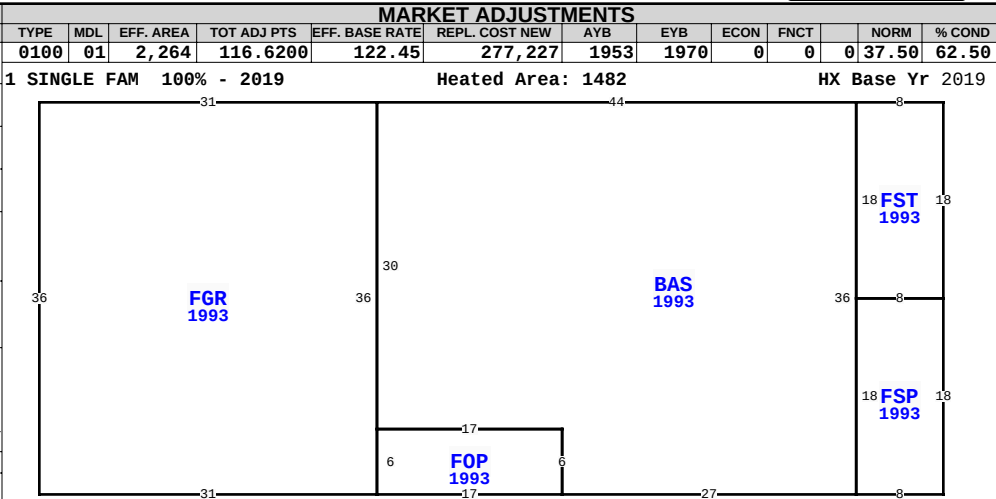
TOTALS	2,988			2,264	173,267
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EXTRA FEATURES

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
2	0860	POOL/SPA	0	100	35	0	1.00	UT	50,000.00	50,000.00	100	1978	1978	04	85	42,500	
4	0350	CARPORT WD	0	100	38	13	494.00	SF	13.00	13.00	100	1978	1978	3	20	1,284	
6	0300	BOAT DCK W	0	100	0	0	300.00	SF	40.00	40.00	100	1982	1982	3	20	2,400	
7	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1984	1984	3	20	40	
8	0351	CARPORT MT	0	100	12	18	216.00	SF	10.00	10.00	100	1993	1993	3	20	432	
9	1242	WD DECK A	0	100	12	9	108.00	SF	10.00	10.00	100	1993	1993	3	20	216	
10	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2000	2000	3	26	1,082	
13	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
14	1242	WD DECK A	0	100	17	14	238.00	SF	10.00	10.00	100	2005	2005	3	21	500	

LAND DESCRIPTION

L N	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	1150.00	400.00	275.00	FF		1.00	1.00	0.80	5,000.00	4,000.00	1,100,000							



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
05/07/2026	MLU

95030 HAPPY TR, FERNANDINA BEACH

TOTAL OB/XF																	54,454
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		193,915	
TOTAL MARKET OB/XF VALUE		54,454	
TOTAL LAND VALUE - MARKET		1,100,000	
TOTAL MARKET VALUE		1,348,369	
SOH/AGL Deduction		851,678	
ASSESSED VALUE		496,691	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		445,280	
TOTAL JUST VALUE		1,348,369	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,093,451	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707244	REPAIR/RRF	10,854	11/01/2017
R93-004	REPAIR/RRF	2,000	04/01/1993
9140	MH MOVE-ON	50,000	12/09/1992
5250	REPAIR/RRF	300	10/18/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2863/1832	4/27/2026	LE	U	I	11	100			
GRANTOR: CRIST HELEN I & HERMA									
GRANTEE: BLOCKER DANNY-ELLEN									
0773/0259	9/24/1996	WD	U	I	18	100			
GRANTOR: BENNETT MARY S L/E									
GRANTEE: CRIST HELEN I (RMDR									

BUILDING NOTES

BUILDING DIMENSIONS									
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FST=[YR=1993] W8 BAS=[YR=1993] W44 FGR=[YR=1993] W31 S36
E31FOP=[YR=1993] E17 N6 W17 S6\$ N36\$ S30 E17 S6 E27
FSP=[YR=1993] E8 N18 W8 S18\$ N36\$ S18 E8 N18\$.

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