PT LOT 7
CHRISTOPHER CREEK ESTATES
PB 3/12

BUDDS CARRIE A
86990 WORTHINGTON DR
YULEE, FL 32097

2026

45-2N-28-5240-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

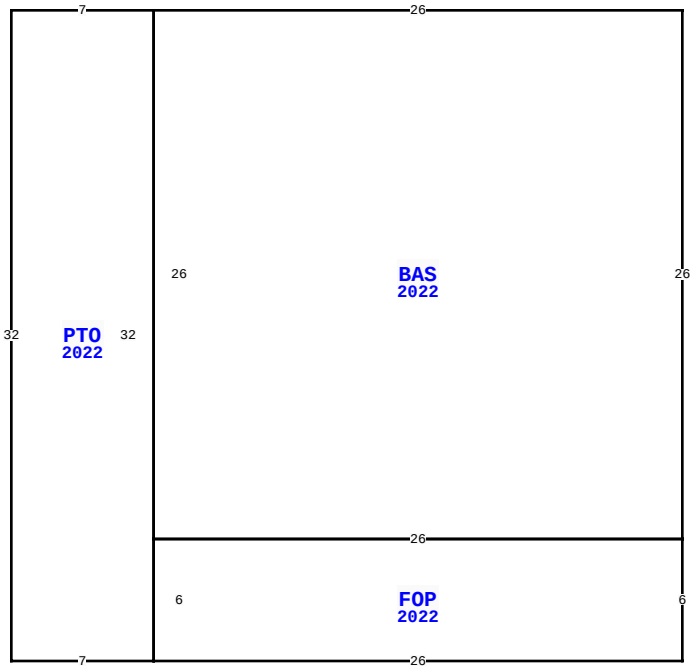
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	2022	676	116,656
FOP	156	30	2022	47	8,111
PTO	224	5	2022	11	1,898
TOTALS	1,056			734	126,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	734	125.4000	174.31	127,944	2022	2022	0	0	0	1.00	99.00

2 SNGL FAM 0% - 0 Heated Area: 676 HX Base Yr



940580 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	126,665
TOTAL MARKET OB/XF VALUE	19,527
TOTAL LAND VALUE - MARKET	550,000
TOTAL MARKET VALUE	696,192
SOH/AGL Deduction	155,877
ASSESSED VALUE	540,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	540,315
TOTAL JUST VALUE	696,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	580,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007427	NEW CONSTR	106,702	05/12/2022
B24632	DEMOLITION	7,750	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2851/1632	3/05/2026	QC	U	I	11	100
GRANTOR: BUDDS CARRIE A & JASO						
GRANTEE: BUDDS CARRIE A						
2420/1612	12/23/2020	WD	Q	V	01	300,000
GRANTOR: PRATT RICHARD R JR LI						
GRANTEE: BUDDS CARRIE A & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 PTO=[YR=2022] W7S32E7 FOP=[YR=2022] E26 N6 W26 S6$ N32$ S26 E26 N26$.

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	0300	BOAT DCK W	0	0	65	4	260.00	SF	40.00	40.00	100	1985	2022	3	93	9,672	
2	0920	CWALL-WD/M	0	0	0	0	75.00	LF	390.00	390.00	100	2000	2000	3	20	5,850	
3	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	2000	2000	3	26	1,082	
4	0317	DCK PLNG W	2	0	0	0	2.00	UT	1,000.00	1,000.00	100	2023	2022		90	1,800	
5	0350	CARPORT WD	0	0	12	8	96.00	SF	13.00	13.00	100	2024	2022		90	1,123	

LAND DESCRIPTION

TOTAL OB/XF 19,527

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	000131	C	RES CREEK	0		RSF-	110.00	475.00	110.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	550,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 07/09/2026 BY SYS