

SW 175 FT OF LOT 10 & NELY
50 FT OF LOT 11
CHRISTOPHER CREEK ESTATES

LITTLE DENNIS M & MARY JULIA L/E/
940514 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-5240-0010-0020



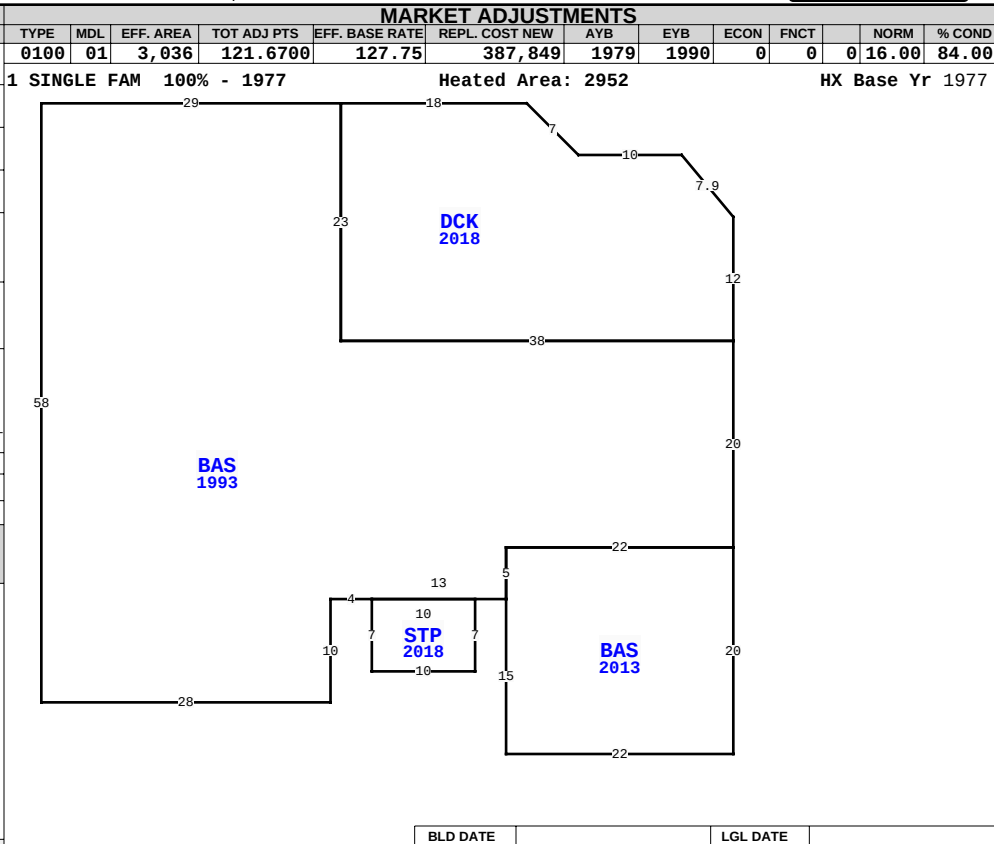
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,512	100	1993	2,512	269,563
BAS	440	100	2013	440	47,216
DCK	772	10	2018	77	8,263
STP	70	10	2018	7	751
TOTALS	3,794			3,036	325,793

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	17	0	1.00	UT	50,000.00
4	0510	GARAGE WD-	0	100	28	32	896.00	SF	35.00
6	0820	WOOD WALK	0	100	0	0	764.00	SF	11.75
8	0303	FLT DOCK W	0	100	78	8	624.00	SF	26.00
9	0310	AL GANG WY	0	100	0	0	24.00	LF	115.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-	1225.00	340.00	225.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	17	0	1.00	UT	50,000.00
4	0510	GARAGE WD-	0	100	28	32	896.00	SF	35.00
6	0820	WOOD WALK	0	100	0	0	764.00	SF	11.75
8	0303	FLT DOCK W	0	100	78	8	624.00	SF	26.00
9	0310	AL GANG WY	0	100	0	0	24.00	LF	115.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-	1225.00	340.00	225.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	325,793								
TOTAL MARKET OB/XF VALUE	61,717								
TOTAL LAND VALUE - MARKET	900,000								
TOTAL MARKET VALUE	1,287,510								
SOH/AGL Deduction	945,751								
ASSESSED VALUE	341,759								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	290,348								
TOTAL JUST VALUE	1,287,510								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	1,081,725								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4219	H/AC	1,500	06/03/1992
8032	ADDITION	27,360	04/27/1992
6884	XFOB	1,680	12/06/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2599/1937	10/25/2022	LE	U	I	11	100			
GRANTOR: LITTLE DENNIS M & MAR									
GRANTEE: JONES LAUREN LITTLE									
0223/0034	8/09/1976	WD	Q	I		15,000			
GRANTOR: POPE LUCIAN E JR & AN									
GRANTEE: LITTLE DENNIS M & M									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
DCK=[YR=2018] N12 L5 U6 W10 U5 L5 W18 S23 E38\$									
BAS=[YR=1993] W38 N23 W29 S58 E28 N10 E4 STP=[YR=2018] S7									
E10 N7 W10\$ E13 BAS=[YR=2013] S15 E22 N20 W22 S5\$ N5 E22									
N20\$.									