

LOT 12 (EX SW 8 FT)
IN OR 1023/870
CHRISTOPHER CREEK ESTATES

LITTLE CLIFTON J & REBECCA L
940482 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-5240-0012-0000



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 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,780	100	1993	1,780	190,937
FGR	483	55	1993	266	28,533
FOP	16	30	1993	5	536
FST	210	55	1993	116	12,443
TOTALS	2,489			2,167	232,450

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0300	BOAT DCK W	0	100	0	0	252.00	SF	40.00	40.00	
4	0310	AL GANG WY	0	100	0	0	23.00	LF	115.00	115.00	
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	
6	0303	FLT DOCK W	0	100	9	16	144.00	SF	26.00	26.00	

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	100		RSF	1175.00	250.00	121.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,167	145.9465	153.24	332,071	1974	1985	0	0	0	30.00	70.00	
1 SINGLE FAM 100% - 2004 Heated Area: 1780 HX Base Yr 2004													
940482 OLD NASSAUVILLE RD, FERNANDINA BEACH													
BLD DATE 05/07/2026 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,450	
TOTAL MARKET OB/XF VALUE		6,400	
TOTAL LAND VALUE - MARKET		605,000	
TOTAL MARKET VALUE		843,850	
SOH/AGL Deduction		500,829	
ASSESSED VALUE		343,021	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		291,610	
TOTAL JUST VALUE		843,850	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		713,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1023/0870	12/06/2001	WD	Q	I		195,000	
GRANTOR: DAWSON FAYE & MYRNA S							
GRANTEE: LITTLE CLIFTON J &							
0533/1038	12/23/1987	WD	U	I		100	
GRANTOR: SOWELL DORIS L							
GRANTEE: DAWSON FAYE ET AL							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W44 U2 L3 W4 D2 L3 FST=[YR=1993] W21 S10											
FGR=[YR=1993] S23 E21 N23W21\$ E21N10\$ S33 E26 FOP=[YR=1993]											
E4 N4 W4S4\$ N4 E4 S4 E24 N33\$.											