LOT 1
ESMT OR 1735/622
SHEFFIELD BLUFF #2 PB 6/327

DAVIDSON FRANK H II & LYNNAN A
95200 GOFFINSVILLE RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-549T-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

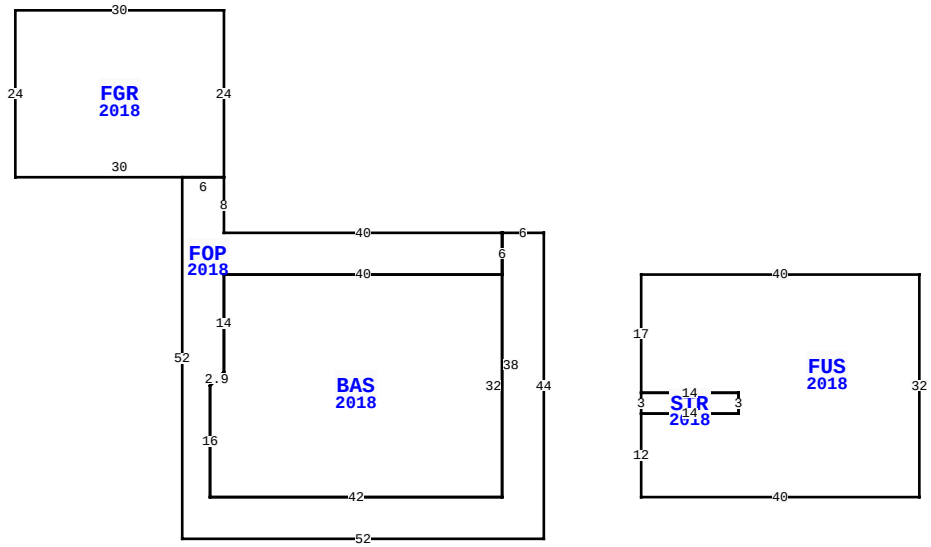
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100	2018	1,314	218,935
FGR	720	55	2018	396	65,980
FOP	1,022	30	2018	307	51,151
FUS	1,238	100	2018	1,238	206,271
STR	42	10	2018	4	666
TOTALS	4,336			3,259	543,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,259	123.5744	171.77	559,798	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2020 Heated Area: 2552 HX Base Yr 2020



95200 GOFFINSVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		543,004
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		121,000
TOTAL MARKET VALUE		664,004
SOH/AGL Deduction		263,632
ASSESSED VALUE		400,372
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		343,961
TOTAL JUST VALUE		664,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1710538	CO ISSUED	0	08/29/2018
B1710538	NEW CONSTR	370,331	11/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/1126	6/17/2019	WD	Q	I	02	450,000
GRANTOR: ANDREE WADE & JACKSON						
GRANTEE: DAVIDSON FRANK H II						
2135/1252	7/18/2017	QC	U	V	11	100
GRANTOR: ANDREE LESLIE						
GRANTEE: ANDREE WADE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S14 D2 L2 S16 E42 N32$ FOP=[YR=2018] N6 W40 N8 FGR=[YR=2018] N24 W30 S24 E30$ W6 S52 E52 N44 W6 S38 W42 N16 R2 U2 N14 E40$ PTR= E20 FUS=[YR=2018] E40 S32 W40 N12 STR=[YR=2018] N3 E14 S3 W14$ E14 N3 W14 N17$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		RSF-1	0.00	0.00	1.21	AC		1.00	1.00	1.00	100,000.00	100,000.00	121,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.21 Total Land Value: 121,000 Market: 0 Agricultural: 0 Common: 121,000 PRINTED 07/09/2026 BY SYS