LOT 3
IN OR 2152/1968
ESMT OR 1735/627

LEWIS ROBERT A & KRISTEN E
95201 GOFFINSVILLE RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-549T-0003-0000

BUILDING CHARACTERISTICS

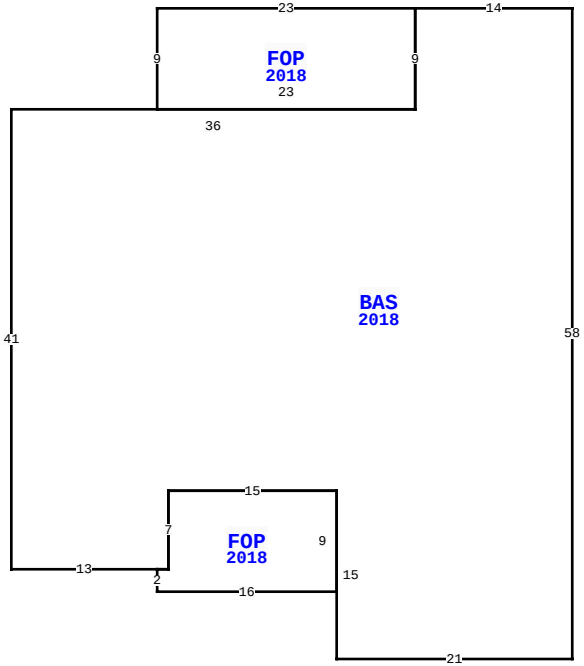
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,239	100	2018	2,239	391,820
FOP	137	30	2018	41	7,175
FOP	207	30	2018	62	10,849
TOTALS	2,583			2,342	409,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,342	108.6820	180.41	422,520	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 100% - 2020 Heated Area: 2239 HX Base Yr



95201 GOFFINSVILLE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		433,987
TOTAL MARKET OB/XF VALUE		50,895
TOTAL LAND VALUE - MARKET		71,000
TOTAL MARKET VALUE		555,882
SOH/AGL Deduction		226,135
ASSESSED VALUE		329,747
TOTAL EXEMPTION VALUE	13	329,747
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		555,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105026	GARAGE	53,844	04/21/2021
E1910264	SOLAR PANEL	1,900	12/20/2019
C1710192	CO ISSUED	0	04/16/2018
B1800485	SWIM POOL	28,120	02/01/2018
B1710192	NEW CONSTR	266,007	11/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2152/1968	9/22/2017	SW	Q	V	01	60,000
GRANTOR: REED GREGORY A & DONN						
GRANTEE: LEWIS ROBERT A & KR						
1331/0126	7/06/2005	WD	Q	V		82,000
GRANTOR: 107 PROPERTIES INC						
GRANTEE: REED GREGORY A & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] W23 S9 E23 N9$ S9 W36 S41 E13 FOP=[YR=2018] S2 E16 N9 W15 S7 W1$ E1 N7 E15 S15 E21 N58$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	
3	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 50,895

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	0.71	AC		1.00	1.00	1.00	100,000.00	100,000.00	71,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.71 Total Land Value: 71,000 Market: 0 Agricultural: 0 Common: 71,000 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

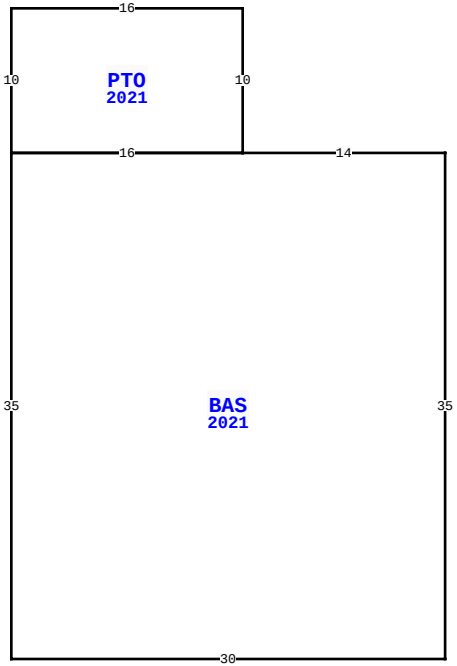
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2021	1,050	23,961
PTO	160	5	2021	8	182
TOTALS	1,210			1,058	24,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,058	60.9500	23.77	25,149	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2020 Heated Area: 1050 HX Base Yr



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NASSAU COUNTY PROPERTY

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GRANTOR: 107 PROPERTIES INC						
GRANTEE: REED GREGORY A & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 PTO=[YR=2021] N10 W16 S10 E16$ W16 S35 E30 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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