BLOCK 1 LOT 15
IN OR 1652/1035
SPRING HILL SUB PB 5/32

HOOVER KEARNEY A
95352 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0001-0150

BUILDING CHARACTERISTICS

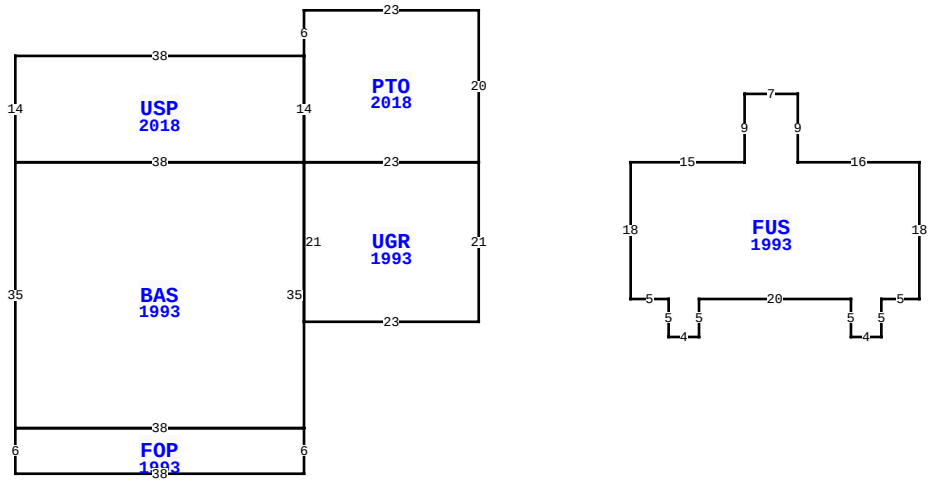
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1993	1,330	145,823
FOP	228	30	1993	68	7,455
FUS	787	100	1993	787	86,287
PTO	460	5	2018	23	2,522
UGR	483	45	1993	217	23,792
USP	532	30	2018	160	17,542
TOTALS	3,820			2,585	283,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,585	123.2064	129.37	334,421	1993	1993	0	0	0	15.25	84.75

1 SINGLE FAM 100% - 2010 Heated Area: 2117 HX Base Yr 2010



95352 DOUGLAS 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		283,422
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		385,872
SOH/AGL Deduction		214,966
ASSESSED VALUE		170,906
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,495
TOTAL JUST VALUE		385,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4973	NEW CONSTR	69,132	06/17/1988
5158	NEW CONSTR	2,600	06/17/1988
2610	H/AC	3,000	06/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1652/1035	12/04/2009	WD	U	I	12	117,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: HOOVER KEARNEY A						
1652/1031	9/18/2009	QC	U	I	12	100
GRANTOR: COUNTRYWIDE HOME LOAN						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] N20 W23 S6 USP=[YR=2018] W38 S14 E38 N14$ S14 E23$ UGR=[YR=1993] W23 BAS=[YR=1993] W38 S35 FOP=[YR=1993] S6 E38 N6 W38$ E38 N35 $ S21 E23 N21$ PTR=E20 FUS=[YR=1993] E15 N9 E7 S9 E16 S18 W5 S5 W4 N5 W20 S5 W4 N5 W5N18 $W20$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS