

BLOCK 1 LOT 43
IN OR 842/342
SPRING HILL SUB PB 5/32

LEE STEPHEN D & LORI S
95467 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0001-0430



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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

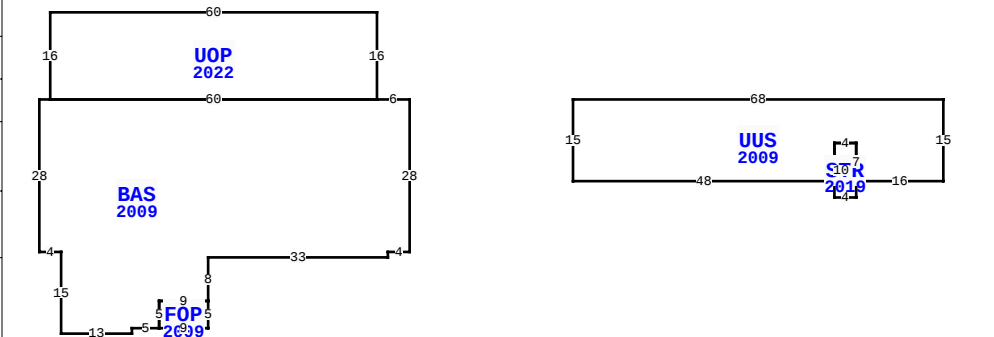
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2009	2,283	219,603
FOP	45	30	2009	14	1,347
STR	40	10	2019	4	385
UOP	960	20	2022	192	18,469
UUS	992	50	2009	496	47,711
TOTALS	4,320			2,989	287,514

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	20	13	260.00	SF	30.00	30.00	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	2,989	109.4583	103.99	310,826	2009	2009	0	0	7.50	92.50
1 SFR MODULR			100% - 1992	Heated Area: 2283				HX Base Yr 1992			



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VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			300,688
TOTAL MARKET OB/XF VALUE			1,560
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			402,248
SOH/AGL Deduction			201,956
ASSESSED VALUE			200,292
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			148,881
TOTAL JUST VALUE			402,248
NCON VALUE			12,733
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			375,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2201855	REPAIR/RRF	9,000	02/02/2022
B1530052	GARAGE	25,740	02/27/2015
C22388	CO ISSUED	0	08/04/2009
P13837	OTHER	0	07/01/2009
M14615	MECH OTHER	0	06/01/2009
B22388	MODULAR	0	04/04/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0842/0342	7/23/1998	WD	Q	I	06
GRANTOR: LEE STEPHEN D & LORI					
GRANTEE: LEE STEPHEN D & LOR					
0626/0102	5/13/1991	WD	Q	V	
GRANTOR: AMOS MICHAEL & JULIE					
GRANTEE: LEE STEPHEN & LORI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009;ORIG=0,0] W6 W60 W2 S28 E4 S15 E13 N1 E5 N5 E9 N8 E33 N1 E4 N28 \$											
UUS=[YR=2009;ORIG=30,0] E68 S15 W16 N7 W4 S7 W48 N15 \$											
FOP=[YR=2009;ORIG=-46,42] E9 N5 W9 S5 \$											
STR=[YR=2019;ORIG=82,15] S3 W4 N10 E4 S7 \$											
UOP=[YR=2022;ORIG=-6,0] W60 N16 E60 S16 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	

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