BLOCK 2 LOT 12
SPRING HILL SUB #2 PB 5/35

DAUGHERTY SEAN PATRICK SR & BRITTNEY RENAE
95338 CLEARWATER RD
FERNANDINA BECH, FL 32034

2026

45-2N-28-550B-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 20
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
Quality	03	Quality Level 03

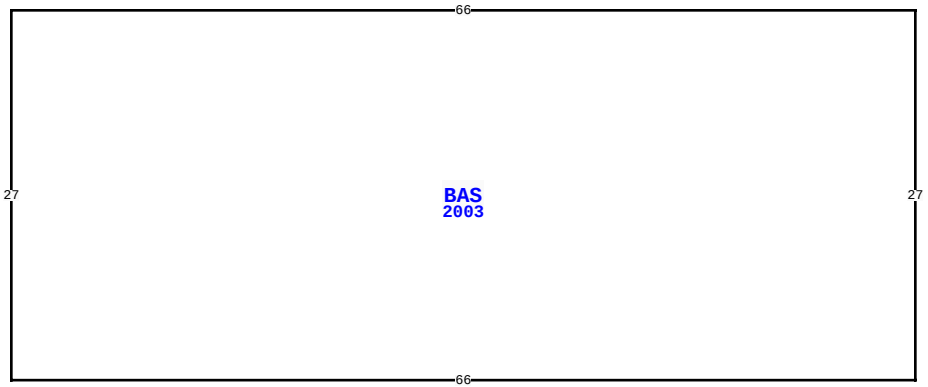
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2003	1,782	53,257
TOTALS	1,782			1,782	53,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,782	117.2000	99.62	177,523	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 1782 HX Base Yr



95364 CLEARWATER RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	53,257
TOTAL MARKET OB/XF VALUE	576
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	153,833
SOH/AGL Deduction	0
ASSESSED VALUE	153,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,833
TOTAL JUST VALUE	153,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 1143	MH MOVE-ON	0	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2847/0603	2/13/2026	WD	Q	I	01	100,000
GRANTOR: OVERLY CHRISTON LEE						
GRANTEE: DAUGHERTY SEAN PATR						
2806/414	7/31/2025	QC	U	I	11	100
GRANTOR: OVERLY LINDA G						
GRANTEE: OVERLY CHRISTON LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S27 E66 N27 $.

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	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1998	1998	3	20	480	
2	1242	WD DECK A	0	0	0	0	48.00	SF	10.00	10.00	100	2003	2003	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 576

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

REVIEW DATE 05/19/2026 BY IB Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS