

LOT 20
IN OR 1174/550
NORTH SHORE SUB PB 5/255-256

STANLEY REESE P & VALERIE A
96227 NORTH SHORE DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5340-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,961	100	1998	1,961	271,504
FDU	88	65	1998	57	7,891
FGR	553	55	1998	304	42,089
FOP	207	30	1998	62	8,584
FOP	176	30	1999	53	7,338
PTO	32	5	1998	2	277
PTO	96	5	1998	5	692

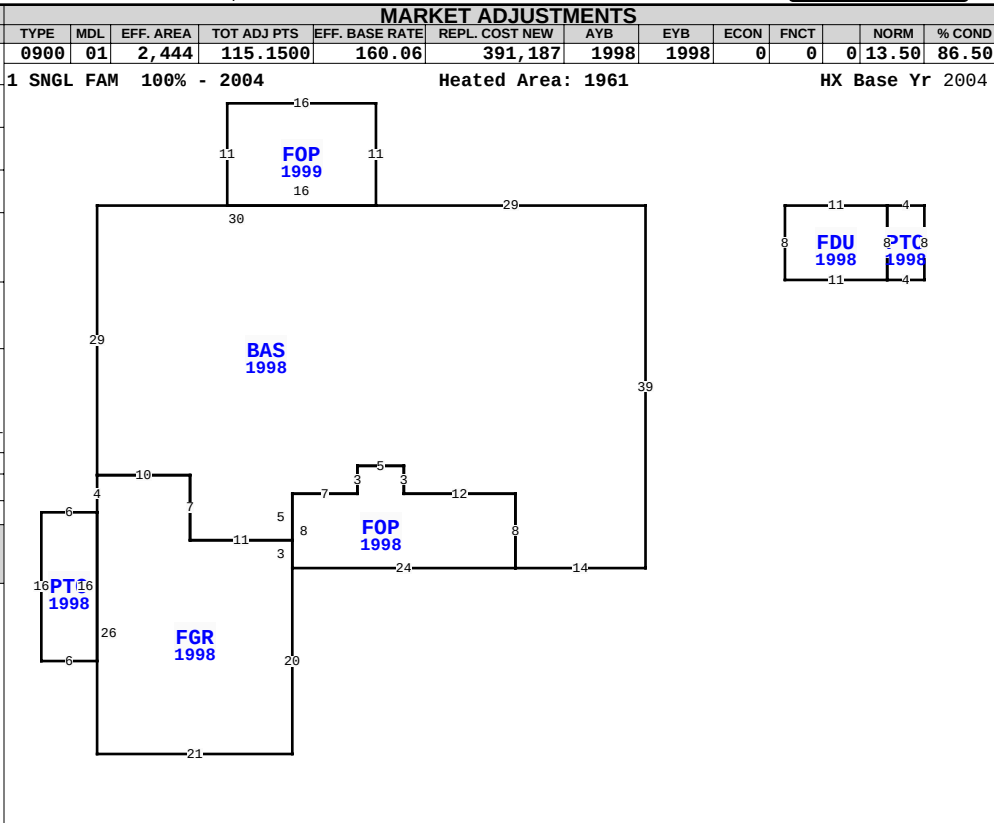
TOTALS	3,113			2,444	338,377
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	
5	0911	SCRN RM A	0	100	0	0	1,762.00	SF	18.00	18.00	100	2002	2002	3	20	6,343	
6	1123	CB 8"	0	100	17	5	85.00	SF	6.15	6.15	100	1998	1998	3	72	376	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF																	51,984
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,556
TOTAL MARKET OB/XF VALUE		51,984
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		540,540
SOH/AGL Deduction		312,083
ASSESSED VALUE		228,457
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,046
TOTAL JUST VALUE		540,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007069	GARAGE	11,800	04/01/2000
984740	NEW CONSTR	89,213	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/0550	9/22/2003	WD	Q	I		231,600
GRANTOR: LOYD WILLIAM FRANK &						
GRANTEE: STANLEY REESE & VAL						
0873/0922	3/09/1999	WD	Q	I		164,000
GRANTOR: CORDLE DAVID DWAYNE &						
GRANTEE: LOYD WILLIAM FRANK						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1998] W29 FOP=[YR=1999] N11 W16 S11 E16 \$ W30 S29
FGR=[YR=1998] S4 PTO=[YR=1998] W6 S16 E6 N16 \$ S26 E21 N20
FOP=[YR=1998] E24 N8 W12 N3 W5 S3 W7 S8 \$ N3 W11 N7 W10 \$ E10
S7 E11 N5 E7 N3 E5 S3 E12 S8 E14 N39 \$ PTR= E15 FDU=[YR=1998]
E11 PTO=[YR=1998] E4 S8 W4 N8 \$ S8 W11 N8 \$ W15 \$.

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