

LOT 34
IN OR 641 PG 1183
NORTH SHORE SUB PB 5/255-256

GILL JANET C
96214 NORTH SHORE DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5340-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	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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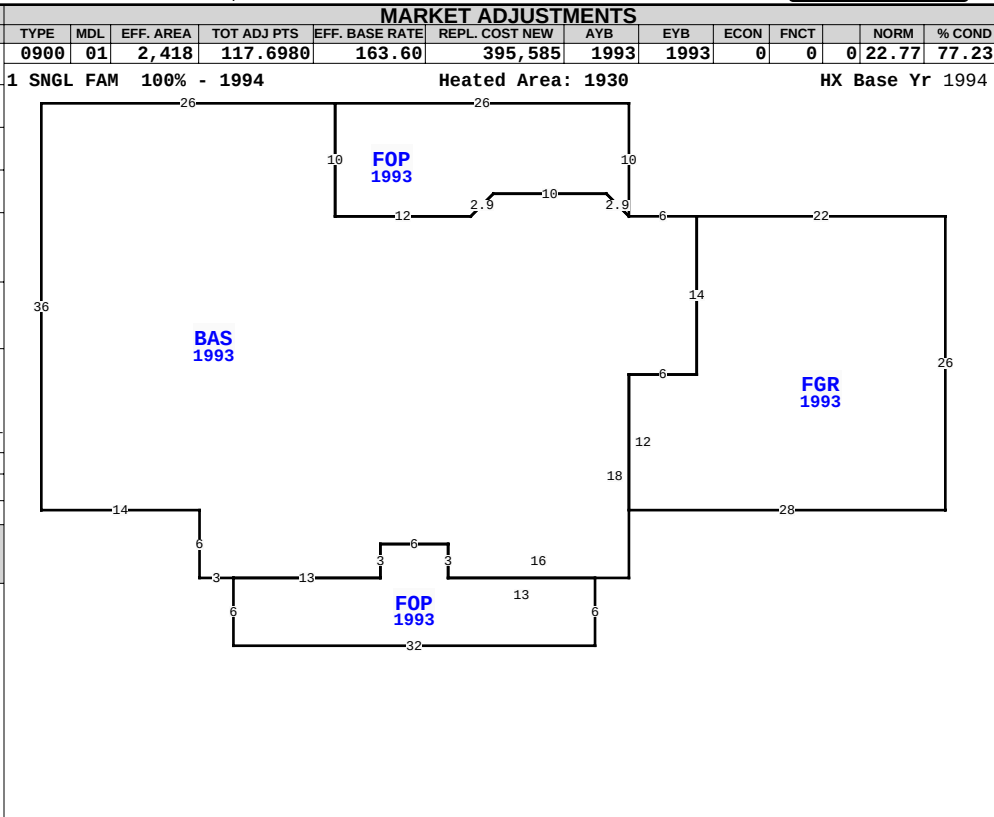
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100	1993	1,930	243,852
FGR	644	55	1993	354	44,727
FOP	210	30	1993	63	7,960
FOP	236	30	1993	71	8,971

TOTALS	3,020			2,418	305,510
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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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	100	1999
4	0911	SCRN RM A	0	100	43	27	1,161.00	SF	18.00	100	2000
5	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	100	2003

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		RSF-1	0.00	0.00	1.00	LT	1.00

REVIEW DATE	01/19/2023	BY	DJA
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96214 NORTH SHORE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/06/2025
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
47,400											

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47,400											

Total Acres: 0.00	Total Land Value: 125,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE HX HB WX											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996457	REPAIR/RRF	8,800	10/01/1999
996253	SWIM POOL	12,300	07/01/1999
8522	XF0B	0	11/20/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0641/1183	11/21/1991	WD	Q	V		12,900	
GRANTOR: NORTSHORE PARTNRSHSP							
GRANTEE: GILL ROBERT & JANET							

GRANTOR: NORTSHORE PARTNRSH
GRANTEE: GILL ROBERT & JANET

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W22 BAS=[YR=1993] W6 FOP=[YR=1993] N10 W26 S10 E12 U2 R2 E10 D2 R2 \$ U2 L2 W10 D2 L2 W12 N10 W26 S36 E14 S6 E3 FOP=[YR=1993] S6 E32 N6 W13 N3W6 S3 W13 \$ E13 N3 E6 S3 E16 N18 E6 N14 \$ S14 W6 S12 E28 N26 \$.											