

LOT 35
IN OR 2181/301
NORTH SHORE SUB PB 5/255-256

HALL DEREK M & RACHEL
96184 NORTH SHORE DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5340-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		2 100
Frame	02	WOOD FRAME 100
Stories		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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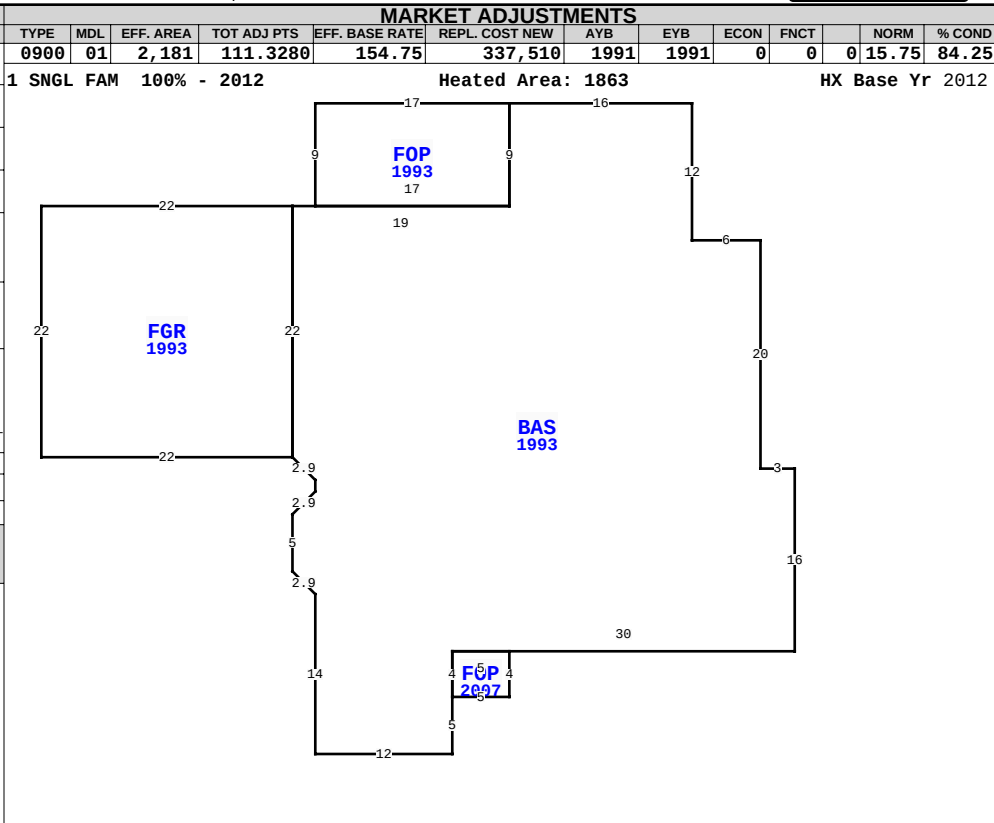
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	1993	1,863	242,892
FGR	484	55	1993	266	34,681
FOP	153	30	1993	46	5,998
FOP	20	30	2007	6	783

TOTALS	2,520			2,181	284,352
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
4	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00
5	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00
6	0680	POLE SHED	0 100	16	24	384.00	SF	10.00	10.00
7	1242	WD DECK A	0 100	0	0	375.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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96184 NORTH SHORE DR, FERNANDINA BEACH
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UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	50,000.00	50,000.00	100	1995	1995	04	85	42,500	
192.00	SF	30.00	30.00	100	1997	1997	3	20	1,152	
400.00	SF	10.00	10.00	100	2026	2020		82	3,280	
384.00	SF	10.00	10.00	100	2026	2020		87	3,341	
375.00	SF	10.00	10.00	100	2026	2020		82	3,075	

TOTAL OB/XF										53,348		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	1	

Total Acres: 0.00	Total Land Value: 125,000	Market: 0	Agricultural: 0	Common: 125,000
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NASSAU COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,352
TOTAL MARKET OB/XF VALUE		53,348
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		462,700
SOH/AGL Deduction		275,724
ASSESSED VALUE		186,976
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		130,565
TOTAL JUST VALUE		462,700
NCON VALUE		9,696
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973709	XFOB	3,851	03/01/1997
94 01545	SWIM POOL	10,280	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2181/0301	2/26/2018	WD	U	I	30	89,700
GRANTOR: HALL DEREK M & RACHEL						
GRANTEE: HALL DEREK M & RACH						
1755/0124	8/24/2011	WD	Q	I	01	217,000
GRANTOR: CARRASCO RAUL R & DON						
GRANTEE: HALL DEREK M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 N12 W16 FOP=[YR=1993] W17 S9 E17 N9\$ S9 W19 FGR=[YR=1993] W22 S22 E22 N22\$ S22 R2 D2 S1 D2 L2 S5 R2 D2 S14 E12 N5 FOP=[YR=2007] E5 N4 W5 S4\$ N4 E30 N16 W3 N20\$.									