

PT OF WILLIAM NELSON GRANT
SEC 38-4N-25E & SEC 49-4N-25E
IN OR 2466/495

GOETZ WILLIAM H/MALSPEIS LEIMOMI C
1649 IAN DRIVE
FERNANDINA BEACH, FL 32034

2026

49-4N-25-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	23,091
TOTALS	924			924	23,091

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	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1991	1991	3	20	576	
2	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	1984	1984	3	20	64	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1984	1984	3	20	128	
4	0310	AL GANG WY	0	0	0	0	12.00	LF	115.00	115.00	100	2000	2000	3	20	276	
5	0303	FLT DOCK W	0	0	10	33	330.00	SF	26.00	26.00	100	2000	2000	3	26	2,231	
6	0300	BOAT DCK W	0	0	6	25	150.00	SF	40.00	40.00	100	2000	2000	3	26	1,560	
7	0317	DK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	
8	0681	POLE SHED	0	0	15	10	150.00	SF	15.00	15.00	100	2010	2010	3	52	1,170	
9	0681	POLE SHED	0	0	15	10	150.00	SF	15.00	15.00	100	2010	2010	3	52	1,170	

LAND DESCRIPTION			TOTAL OB/XF 7,575														
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
1	000100	C	RES	0	0005	OR	0.00	0.00	4.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	143,500

MARKET ADJUSTMENTS													NORM		% COND
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT						
0820	02	924	98.0000	83.30	76,969	1983	1983	0	0	0	0	70.00	30.00		
1 M/H 93- 0% - 0													Heated Area: 924 HX Base Yr		
14 66 14 66													BAS 1993		
49146 SAPELOE LN, HILLIARD													05/08/2026 MLU		
BLD DATE													LGL DATE		
XF DATE													LAND DATE		
INC DATE													AG DATE		

EXTRA FEATURES													TOTAL OB/XF 7,575		
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
1	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1991	1991	3	20
2	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	1984	1984	3	20
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1984	1984	3	20
4	0310	AL GANG WY	0	0	0	0	12.00	LF	115.00	115.00	100	2000	2000	3	20
5	0303	FLT DOCK W	0	0	10	33	330.00	SF	26.00	26.00	100	2000	2000	3	26
6	0300	BOAT DCK W	0	0	6	25	150.00	SF	40.00	40.00	100	2000	2000	3	26
7	0317	DK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20
8	0681	POLE SHED	0	0	15	10	150.00	SF	15.00	15.00	100	2010	2010	3	52
9	0681	POLE SHED	0	0	15	10	150.00	SF	15.00	15.00	100	2010	2010	3	52

TOTAL OB/XF													7,575	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
05 OR	0.00	0.00	4.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	1			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE		23,091			
TOTAL MARKET OB/XF VALUE		7,575			
TOTAL LAND VALUE - MARKET		143,500			
TOTAL MARKET VALUE		174,166			
SOH/AGL Deduction		51,905			
ASSESSED VALUE		122,261			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		122,261			
TOTAL JUST VALUE		174,166			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		152,634			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8179	MH MOVE-ON	2,000	05/21/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/0495	5/28/2021	PR U	I	19		160,000
GRANTOR: GORE VIVIAN LOUISE P/						
GRANTEE: GOETZ WILLIAM H & L						
0657/0164	5/07/1992	WD U	V	10		40,000
GRANTOR: WHITWORTH JOSEPH & J						
GRANTEE: GORE STEELE & VIVIA						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W66 S14 E66 N14\$.																