

PT LOT 82 IN OR 456/323  
 BEING PARCEL 2  
 OCEAN BREEZE FARMS PBK 2/19

TRAWICK CAROL C  
 302 CASHEN ROAD  
 FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0082-0060

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	02
NEIGHBORHOOD/LOC	2021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,539	100	1,539
			SUBAREA MARKET VALUE
			58,080
TOTALS	1,539		1,539
			58,080

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,539	117.2000	82.04	126,260	1999	1999	0	0	54.00	46.00
2 M/H 94+ - 100% - 1987		Heated Area: 1539				HX Base Yr 1987					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2000</span> </div>											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			58,080
TOTAL MARKET OB/XF VALUE			1,574
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			159,654
SOH/AGL Deduction			95,450
ASSESSED VALUE			64,204
TOTAL EXEMPTION VALUE	HX HB SL		64,204
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			159,654
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHA99076	MH MOVE-ON	0	07/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0552/0633	9/14/1988	QC	U	I	06	3,000
GRANTOR: TRAWICK STEVEN H & CA						
GRANTEE: TRAWICK CAROL C						
0456/0323	5/22/1985	WD	U	I		38,500
GRANTOR: KNIGHT ERNEST DAVID &						
GRANTEE: TRAWICK STEVEN H &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] W57 S27 E57 N27 \$ .	

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
3	1242	WD DECK A	0	100	8	24		10.00	10.00	100	2017	2017	3	82	1,574	

LAND DESCRIPTION										TOTAL OB/XF														
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	000102	C	SFR/MH	100	0005	RS-2	100.00	165.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							