PT OF GOVT LOT 1
IN OR 235 PG 246
R407647 & R407648

WAYE KENNETH & LORITHA
474296 SR 200
FERNANDINA BEACH, FL 32034

2023

27-2N-28-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	08	SHT VINYL 100
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

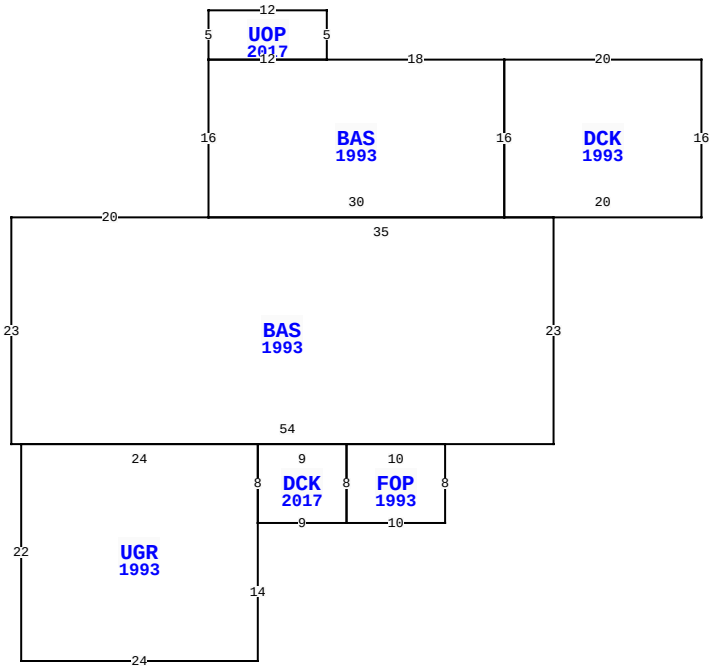
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	12,449
BAS	1,265	100	1,265	32,808
DCK	320	15	48	1,245
DCK	72	15	11	285
FOP	80	30	24	622
UGR	528	45	238	6,173
UOP	60	25	15	389
TOTALS	2,805		2,081	53,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,081	114.0000	74.10	154,202	1981	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 0 Heated Area: 1745 HX Base Yr



474296 SR 200, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,971
TOTAL MARKET OB/XF VALUE		12,159
TOTAL LAND VALUE - MARKET		112,500
TOTAL MARKET VALUE		178,630
SOH/AGL Deduction		78,120
ASSESSED VALUE		100,510
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,510
TOTAL JUST VALUE		178,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P972201	REMODEL	0	07/01/1997
9704024	REMODEL	6,160	06/01/1997
963073	ADDITION	6,500	07/01/1996
94-00913	XFOB	2,100	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0235/0246	3/01/1977	WD	U	V		1,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W20 BAS=[YR=1993] W18 UOP=[YR=2017] N5 W12 S5 E12$ W12 S16 BAS=[YR=1993] W20 S23 E1 UGR=[YR=1993] S22 E24 N14 DCK=[YR=2017] E9 FOP=[YR=1993] E10 N8 W10 S8$ N8 W9 S8$ N8 W24$ E54 N23 W35$ E30 N16$ S16 E20 N16$.

EXTRA FEATURES

LN	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	0803	ASPHALT C	0	100	0	0	1,160.00	SF	2.00	2.00	100	1994	1994	3	50	1,160	
2	0812	CONCRETE C	0	100	0	0	1,423.00	SF	3.00	3.00	100	1994	1994	3	70	2,988	
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1994	1994	3	20	40	
4	0940	SHEDS/PORT	0	100	12	37	444.00	SF	15.00	15.00	100	1997	1997	3	20	1,332	
5	1242	WD DECK A	0	100	0	0	410.00	SF	10.00	10.00	100	1994	1994	3	20	820	
6	0911	SCRN RM A	0	100	35	30	1,050.00	SF	17.50	17.50	100	1997	1997	3	20	3,675	
7	0911	SCRN RM A	0	100	16	24	384.00	SF	17.50	17.50	100	1997	1997	3	20	1,344	
8	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1997	1997	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 12,159

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.50	75,000.00	112,500.00	112,500							

REVIEW DATE 05/30/2022 BY KWA Total Acres: 1.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/02/2023 BY SYS