PT GOVT LOT 1 OF SEC 27-3N-28E
IN OR 6/24
{R434372}

BAKER SHIRLEY A/SIMMONS KALEIGH S
942631 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

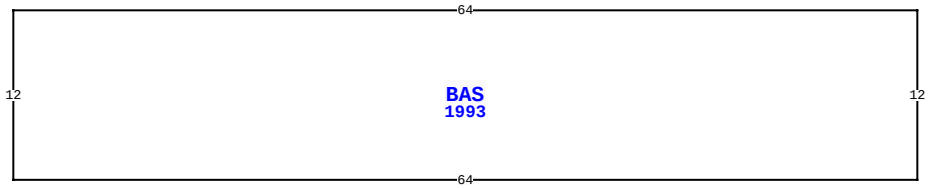
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	14,976
TOTALS	768		768	14,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	768	100.0000	65.00	49,920	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 768 HX Base Yr



942633 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,976
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,500
TOTAL MARKET VALUE	55,476
SOH/AGL Deduction	17,895
ASSESSED VALUE	37,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,581
TOTAL JUST VALUE	55,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2501/0745	9/30/2021	QC	U	I	11	100

GRANTOR: BAKER SHIRLEY A
GRANTEE: BAKER SHIRLEY A & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S12 E64 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	0		RS-2	100.00	100.00	0.24	AC		1.00	1.00	2.25	75,000.00	168,750.00	40,500							

REVIEW DATE 02/23/2022 BY KWA Total Acres: 0.24 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 08/02/2023 BY SYS