LOT 4
IN OR 2252/1555
CEDAR RIDGE #1 PB 6/95

LYNCKER HALEY A/LYNCKER CAREY O JR
95232 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0235-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

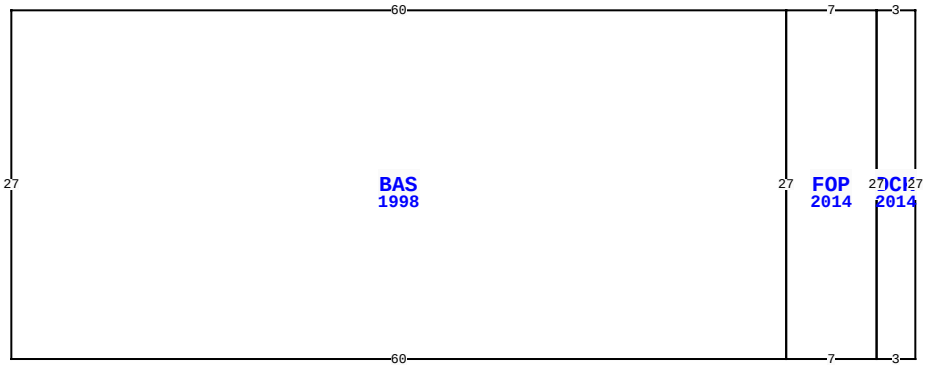
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	58,478
DCK	81	15	12	433
FOP	189	30	57	2,057
TOTALS	1,890		1,689	60,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,689	117.2000	82.04	138,566	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2020 Heated Area: 1620 HX Base Yr 2020



95232 BARBARAS PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		60,969
TOTAL MARKET OB/XF VALUE		4,489
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		140,458
SOH/AGL Deduction		57,476
ASSESSED VALUE		82,982
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,982
TOTAL JUST VALUE		140,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2252/1555	1/31/2019	QC	U	I	11	28,400
GRANTOR: LYNCKER CAREY O JR						
GRANTEE: LYNCKER CAREY O JR						
2221/0057	6/11/2018	WD	U	I	37	62,700
GRANTOR: DEJESUS LUIS & LINDA						
GRANTEE: LYNCKER CAREY O JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E60 FOP=[YR=2014] E7 DCK=[YR=2014] E3 N27 W3 S27$ N27 W7 S27$ N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	1242	WD DECK A	0	100	22	12	264.00	SF	10.00	10.00	100	2012	2012	3	60	1,584	

LAND DESCRIPTION

TOTAL OB/XF 4,489

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/19/2019 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS