

LOT 8 R673653 R673654
IN OR 851/860
CEDAR RIDGE #1 PB 6/95

SANFORD JOYCE S
95350 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0235-0008-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	30	VINYL 100	0800	02	2,514	128.9200	90.24	226,863	1998	1998	0	0	0	56.00	44.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1999													Heated Area: 2280 HX Base Yr 1999												
Roof Cover	03	COMP SHNGL 100														Tax Group: 4 Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 99,820												
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE 7,096												
Interior Floo	08	SHT VINYL 20														TOTAL LAND VALUE - MARKET 75,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 181,916												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 92,378												
Bedrooms	4	100														ASSESSED VALUE 89,538												
Bathrooms	3	100														TOTAL EXEMPTION VALUE HX HB WX SX 89,538												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 0												
Stories	1.	1. 100														TOTAL JUST VALUE 181,916												
Units	0	100	NCON VALUE 0																									
Quality		04	Quality Level 04		INCOME VALUE																							
DOR CODE		0200	MOBILE HOME		PREVIOUS YEAR MKT VALUE 127,434																							
MAP NUM		MKT AREA		04																								
NEIGHBORHOOD/LOC		4007.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,280	100	2,280	90,529																								
USP	40	50	20	794																								
USP	270	50	135	5,360																								
UST	144	55	79	3,137																								
TOTALS		2,734	2,514	99,820																								
EXTRA FEATURES					95350 BARBARAS PL, FERNANDINA BEACH																							
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	100	10	20			30.00	100	1998	1998	3	20	1,200													
2	0940	SHEDS/PORT	0	100	8	8			30.00	100	1998	1998	3	20	384													
3	0680	POLE SHED	0	100	8	8			10.00	100	1998	1998	3	27	173													
4	0681	POLE SHED	0	100	8	8			15.00	100	1998	1998	3	27	259													
5	0810	CONCRETE A	0	100	40	2			6.50	100	1998	1998	3	77	400													
6	0351	CARPORT MT	0	100	33	14			10.00	100	2000	2000	3	20	924													
7	0351	CARPORT MT	0	100	18	19			10.00	100	2000	2000	3	20	684													
8	0940	SHEDS/PORT	0	100	16	16			30.00	100	2008	2008	3	40	3,072													
TOTAL OB/XF 7,096																												
LAND DESCRIPTION																												
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000											
REVIEW DATE 02/23/2022 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																												