LOT 10
CEDAR RIDGE #1 PB 6/95

DANDRIDGE LAURA A/TASHEA KERRILYNN J
95400 BARBARAS PL
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0235-0010-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 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	06	Quality Level 06

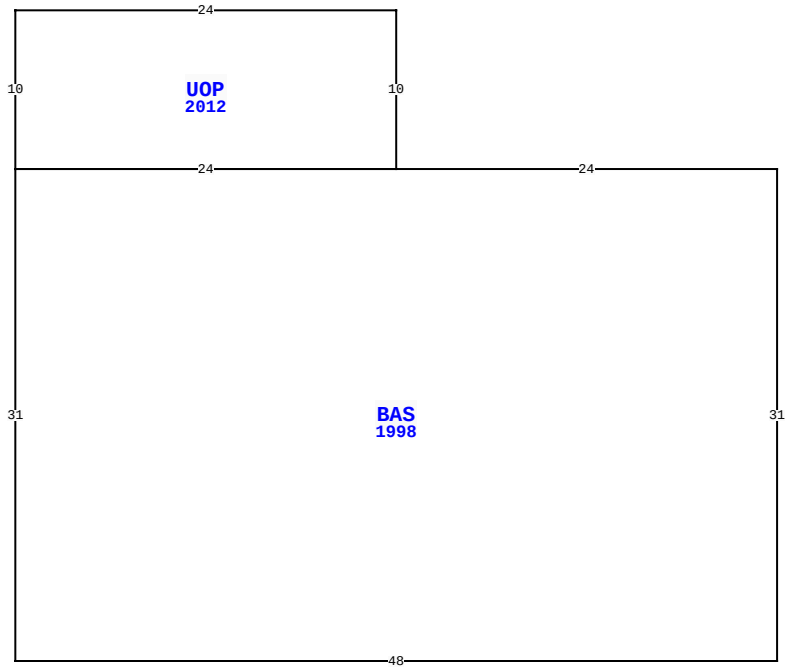
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	106,810
UOP	240	25	60	4,307
TOTALS	1,728		1,548	111,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,548	150.8000	105.56	163,407	1998	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2022 Heated Area: 1488 HX Base Yr 2022



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

95400 BARBARAS PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		125,895
TOTAL MARKET OB/XF VALUE		4,680
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		205,575
SOH/AGL Deduction		52,836
ASSESSED VALUE		152,739
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,739
TOTAL JUST VALUE		205,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25547	XFOB	14,610	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/0371	1/11/2021	WD	Q	I	01	179,000
GRANTOR: CLARKSON JOSHUA COLE						
GRANTEE: DANDRIDGE LAURA A &						
1391/1959	2/27/2006	WD	Q	I		79,300
GRANTOR: BOWEN MARION A JR & G						
GRANTEE: CLARKSON JOSHUA COL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W24UOP=[YR=2012] N10 W24 S10 E24 $ W24 S31 E48 N31$.

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	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2000	2000	3	20	240	
3	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2015	2015	3	74	4,440	

LAND DESCRIPTION

TOTAL OB/XF 4,680

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 12/09/2020 BY KWX Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

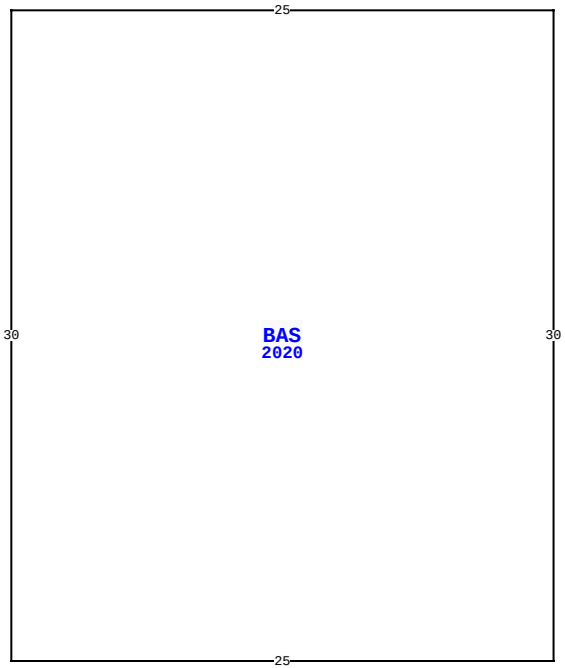
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	750	14,778
TOTALS	750		750	14,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	750	63.2500	22.14	16,605	2012	2012	0	0	0	11.00	89.00

2 GARAGE RES – 100% - 2022 Heated Area: 750 HX Base Yr 2022



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1391/1959	2/27/2006	WD	Q	I		79,300
GRANTOR: BOWEN MARION A JR & G						
GRANTEE: CLARKSON JOSHUA COL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 S30 E25 N30$.

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

REVIEW DATE 12/09/2020 BY KWX Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS