

LOT 17
IN OR 1902/203
R673388 & R673389

THORPE HENRY A JR & CATHERINE
95451 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0235-0017-0000



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	1,248	123.2000	86.24	107,628	1998	1998	0	0	0	56.00	44.00	VALUATION SUMMARY																																
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2021													Heated Area: 1248										HX Base Yr 2021																						
Roof Cover	12	MODULAR MT 100	26 48 26 48 BAS 1998																										VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100																											Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 80																											BUILDING MARKET VALUE										47,356									
Interior Floo	08	SHT VINYL 20																											TOTAL MARKET OB/XF VALUE										17,862									
Air Condition	03	CENTRAL 100																											TOTAL LAND VALUE - MARKET										75,000									
Heating Type	04	AIR DUCTED 100																											TOTAL MARKET VALUE										140,218									
Bedrooms		3 100																											SOH/AGL Deduction										50,049									
Bathrooms		2 100																											ASSESSED VALUE										90,169									
Frame	02	WOOD FRAME 100																											TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100																											BASE TAXABLE VALUE										40,169									
Units		0 100	TOTAL JUST VALUE										140,218																																			
			NCON VALUE										0																																			
			INCOME VALUE																																													
			PREVIOUS YEAR MKT VALUE										93,183																																			
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	1,248	100	1,248	47,356																																												
TOTALS			1,248	1,248	47,356																																											
EXTRA FEATURES			95451 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	1242	WD DECK A	0 100	8	13	104.00	SF	10.00	10.00	100	2008	2008	3	40	416																																	
2	0756	FEP	0 100	12	16	192.00	SF	27.00	27.00	100	2008	2008	3	40	2,074																																	
3	0510	GARAGE WD-	0 100	20	22	440.00	SF	35.00	35.00	100	2014	2014	3	78	12,012																																	
4	0351	CARPORT MT	0 100	20	12	240.00	SF	10.00	10.00	100	2014	2014	3	70	1,680																																	
5	0351	CARPORT MT	0 100	20	12	240.00	SF	10.00	10.00	100	2014	2014	3	70	1,680																																	
LAND DESCRIPTION			TOTAL OB/XF 17,862																																													
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 04/11/2019 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																																