LOT 20
IN OR 1790/1847
R673766 & R673767

TAYLOR TRAVIS B
95363 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0235-0020-0000

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	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	04	Quality Level 04

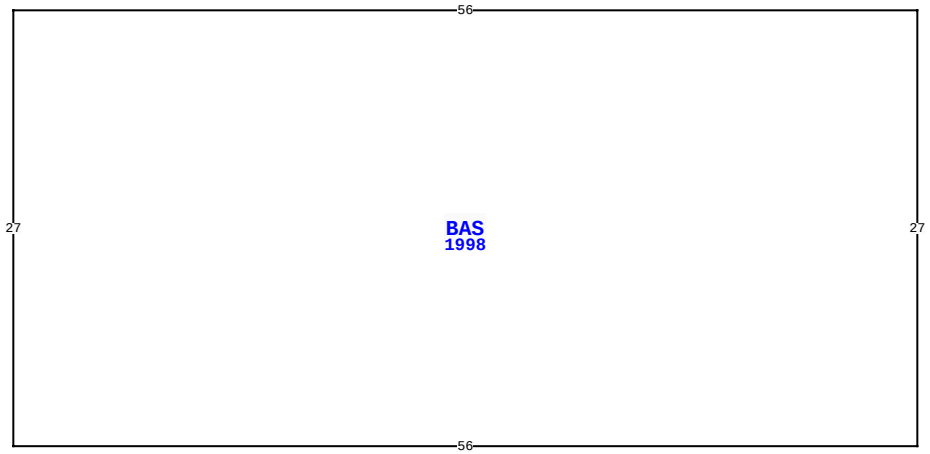
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	60,035
TOTALS	1,512		1,512	60,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.9200	90.24	136,443	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2012 Heated Area: 1512 HX Base Yr 2012



95363 BARBARAS PL, 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		78,471
TOTAL MARKET OB/XF VALUE		10,664
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		164,135
SOH/AGL Deduction		82,828
ASSESSED VALUE		81,307
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,307
TOTAL JUST VALUE		164,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982483	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1790/1847	4/27/2011	WD	U	I	11	100
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: TAYLOR TRAVIS B						
1734/1192	4/15/2011	WD	U	I	11	39,800
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: TAYLOR TRAVIS B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S27 E56 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	10	6	60.00	SF	10.00	10.00	100	1999	1999	3	20	120	
3	0752	USP	0	100	14	12	168.00	SF	15.00	15.00	100	2012	2012	3	71	1,789	
4	1242	WD DECK A	0	100	18	12	216.00	SF	10.00	10.00	100	1999	1999	3	20	432	
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2004	2004	3	24	1,152	
6	0681	POLE SHED	0	100	6	16	96.00	SF	15.00	15.00	100	2004	2004	3	40	576	
7	0351	CARPORT MT	0	100	30	15	450.00	SF	10.00	10.00	100	2017	2017	3	82	3,690	

LAND DESCRIPTION

TOTAL OB/XF 10,664

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	0006		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 KW 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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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

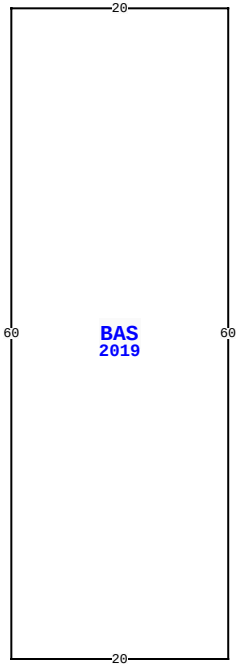
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	18,436
TOTALS	1,200		1,200	18,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	48.7600	17.07	20,484	2013	2013	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2012 Heated Area: 1200 HX Base Yr 2012



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GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: TAYLOR TRAVIS B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S60 E20 N60$.

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