LOT 21
CEDAR RIDGE #1 PB 6/95

CLEMONS REBECCA L & ROBERT W JR
95333 BARBARAS PL
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0235-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

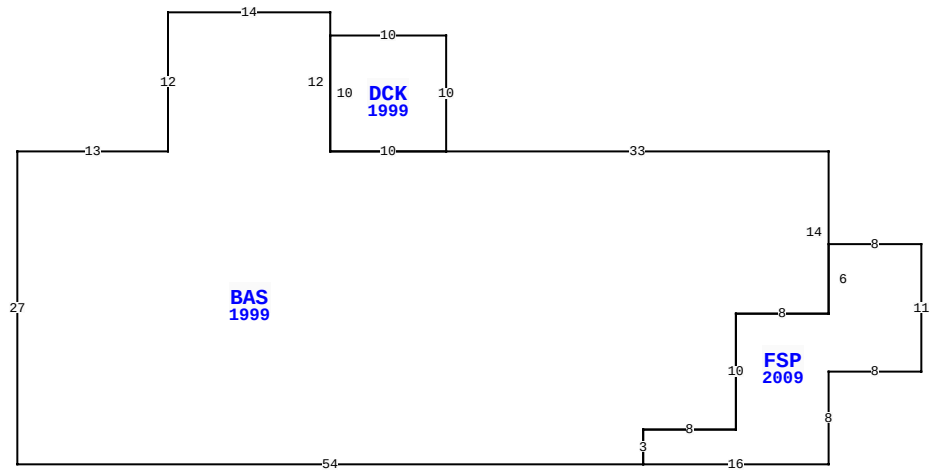
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,930	100	1,930	123,056
DCK	100	15	15	956
FSP	216	60	130	8,289
TOTALS	2,246		2,075	132,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,075	157.0400	109.93	228,105	1997	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2021 Heated Area: 1930 HX Base Yr 2021



95333 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		132,301
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		211,601
SOH/AGL Deduction		60,870
ASSESSED VALUE		150,731
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,731
TOTAL JUST VALUE		211,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992573	MH MOVE-ON	0	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/1304	12/14/2020	WD	Q	I	01	174,000
GRANTOR: PRUSHA NANCY L						
GRANTEE: CLEMONS REBECCA L &						
2258/1448	2/25/2019	WD	Q	I	01	153,000
GRANTOR: MCCORD CYNTHIA A						
GRANTEE: PRUSHA NANCY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W33 DCK=[YR=1999] N10 W10 S10 E10 $ W10 N12 W14 S12 W13 S27 E54 FSP=[YR=2009] E16 N8 E8 N11 W8 S6 W8 S10 W 8 S3 $ N3 E8 N10 E8 N14 $.

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	1999	1999	3	84	2,940	
2	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1999	1999	3	20	160	
6	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2010	2010	3	50	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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 06/06/2019 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS