LOT 22
IN OR 2236/1769
1999 NOBI DW/MH

FISHER JEFFREY A
95291 BARBARAS PL
FERNANDINA BEACH, FL 32034

**2023**

**31-2N-28-0235-0022-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 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 | 03 | Quality Level 03 |

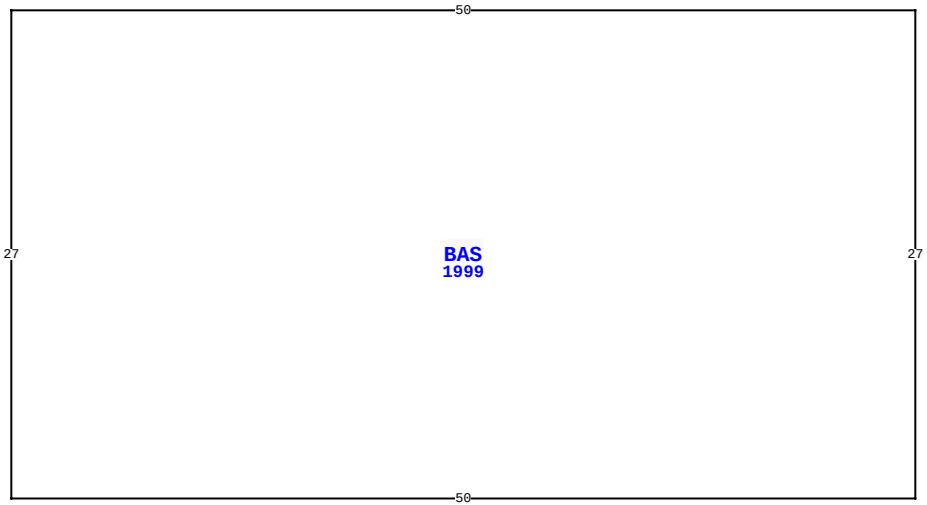
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,350 | 100 | 1,350 | 44,169 |
| TOTALS | 1,350 | | 1,350 | 44,169 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,350 | 114.0000 | 79.80 | 107,730 | 1999 | 1999 | 0 | 0 | 5 | 54.00 | 41.00 |

1 M/H 94+ – 100% - 2019 Heated Area: 1350 HX Base Yr 2019




95291 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 | 44,169 |
| TOTAL MARKET OB/XF VALUE | 179 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 119,348 |
| SOH/AGL Deduction | 56,141 |
| ASSESSED VALUE | 63,207 |
| TOTAL EXEMPTION VALUE | HX HB 38,207 |
| BASE TAXABLE VALUE | 25,000 |
| TOTAL JUST VALUE | 119,348 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 83,290 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 992690 | MH MOVE-ON | 0 | 05/01/1999 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2236/1769 | 10/31/2018 | SW | U | I | 12 | 52,200 |
| GRANTOR: BANK OF AMERICA N A | | | | | | |
| GRANTEE: FISHER JEFFREY A | | | | | | |
| 2156/1721 | 10/27/2017 | QC | U | I | 11 | 100 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: BANK OF AMERICA N A | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1999] W50 S27 E50 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 | 1243 | WD DECK F | 0 | 100 | 8 | 9 | 72.00 | SF | 8.00 | 8.00 | 100 | 2006 | 2006 | 3 | 31 | 179 | |

### LAND DESCRIPTION

TOTAL OB/XF 179

| 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 02/19/2019 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS