

LOT 25 2006 DEST DW
IN OR 1886/1118
CEDAR RIDGE #1 PB 6/95

GARCIA MICHAEL J & FAWN L
95207 BARBARA'S PL
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0235-0025-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	03	PLASTER 100		
Interior Floo	08	SHT VINYL 50		
Interior Floo	14	CARPET 50		
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	2,078	100	2,078	110,436
FOP	112	30	34	1,807
USP	168	50	84	4,464

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,196	130.9000	91.63	201,219	2005	2005	0	0	0 42.00	58.00	
1 M/H 94+ - 100% - 2014 Heated Area: 2078 HX Base Yr 2014												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					116,707				
TOTAL MARKET OB/XF VALUE					6,923				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					198,630				
SOH/AGL Deduction					108,933				
ASSESSED VALUE					89,697				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					39,697				
TOTAL JUST VALUE					198,630				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					137,936				