



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 60	
Interior Floo	04	C ABOVE GD 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
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
BAS	960	100	960
			SUBAREA MARKET VALUE
			75,177
TOTALS	960		960
			75,177

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	960	113.0000	79.10	75,936	2022	2022	0	0	1.00	99.00												
2 M/H 94+ - 100% - 1983		Heated Area: 960		HX Base Yr 1983																			
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2022</div> </div>																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/30/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/30/2023	INC DATE		AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			75,177
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			73,500
TOTAL MARKET VALUE			148,677
SOH/AGL Deduction			43,257
ASSESSED VALUE			105,420
TOTAL EXEMPTION VALUE	HX HB SL		105,420
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			148,677
NCON VALUE			75,176
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001488	CO ISSUED	0	11/01/2022
7650	CHNGE SRVC	0	08/20/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/1065	6/28/2020	LE U		I	11	100
GRANTOR: MOSS ARLENE M						
GRANTEE: BAZAR TRACY & MICHE						
0496/0770	8/01/1986	WD U	V			6,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
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
95038 JUSTIN CT, FERNANDINA BEACH																
TOTALS 960 960 75,177																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W40 S24 E40 N24\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	0005	OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	75,000.00	75,000.00	73,500							