PT OF GOV'T LOT 2
IN OR 1951/1728
R674008 & R674009

MATTIOLY MARINA
8849 OLD KINGS RD APT 153
JACKSONVILLE, FL 32257

2023

32-2N-28-0000-0002-0030

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	13	LVT/LAMNT 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

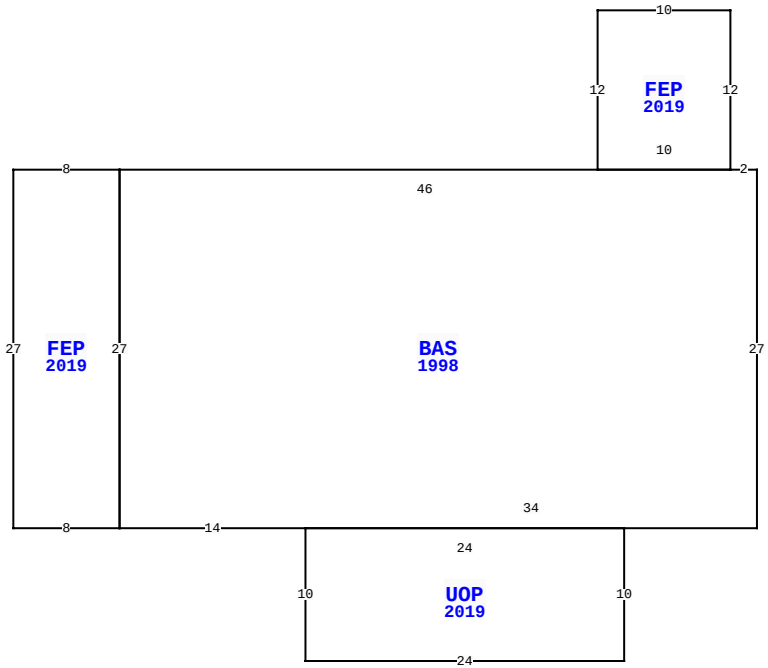
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	46,303
FEP	120	85	102	3,644
FEP	216	85	184	6,574
UOP	240	25	60	2,144
TOTALS	1,872		1,642	58,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,642	116.0000	81.20	133,330	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1582 HX Base Yr



95148 BLUE LN, 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	74,661
TOTAL MARKET OB/XF VALUE	83,303
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	232,964
SOH/AGL Deduction	51,959
ASSESSED VALUE	181,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,005
TOTAL JUST VALUE	232,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901511	GARAGE	26,768	03/01/2019
B1809123	SWIM POOL	26,000	09/07/2018
984755	XFOB	4,992	05/01/1998
982149	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1951/1728	12/11/2014	SW	U	I	18	45,900
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: MATTIOLY MARINA						
1941/0605	1/09/2014	WD	U	I	12	65,600
GRANTOR: MIDFIRST BANK						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W2 FEP=[YR=2019] N12 W10 S12 E10$ W46
FEP=[YR=2019] W8 S27 E8 N27$ S27 E14 UOP=[YR=2019] S10 E24
N10 W24$ E34 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	0510	GARAGE WD-	0	0	24	32	768.00	SF	35.00	35.00	100	1998	1998	3	27	7,258	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
3	0855	CONC PAVER	0	0	0	0	5,300.00	SF	3.00	3.00	100	2015	2015	3	96	15,264	
4	1076	TRELLIS A	0	0	14	14	196.00	SF	7.50	7.50	100	2015	2015	3	81	1,191	
5	1076	TRELLIS A	0	0	25	13	325.00	SF	7.50	7.50	100	2019	2019	3	93	2,267	
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	90	4,500	
7	0861	POOL GUNIT	0	0	0	0	744.00	SF	51.00	51.00	100	2019	2019	3	93	35,288	
8	0857	SANDSTONE	0	0	0	0	1,524.00	SF	9.60	9.60	100	2019	2019	3	100	14,630	

LAND DESCRIPTION

TOTAL OB/XF 83,303

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/08/2020 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	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

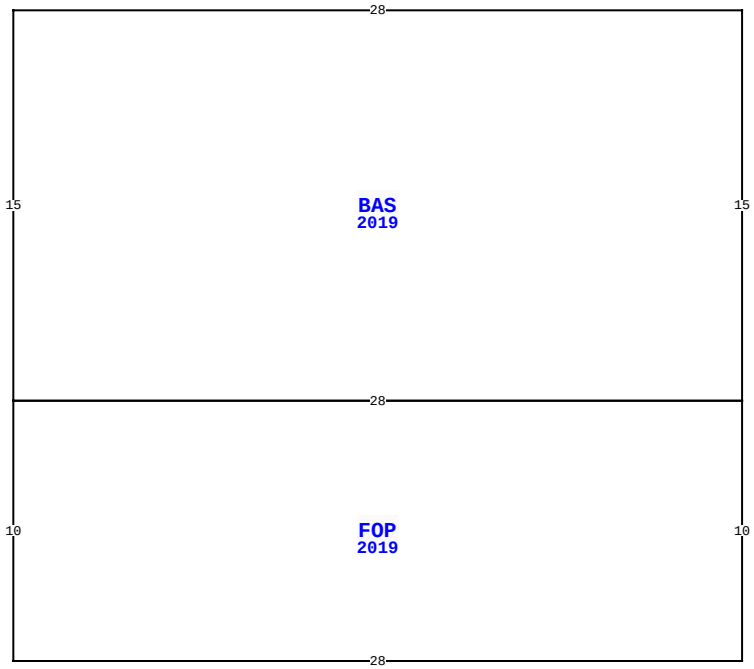
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100	420	13,330
FOP	280	30	84	2,666
TOTALS	700		504	15,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	504	93.5000	32.72	16,491	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 0% - 0 Heated Area: 420 HX Base Yr



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NCON VALUE	0
INCOME VALUE	
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1941/0605	1/09/2014	WD	U	I	12	65,600
GRANTOR: MIDFIRST BANK						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 S15 FOP=[YR=2019] S10 E28 N10 W28$ E28 N15$.

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 01/08/2020 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS