IN OR 1493/1962

WRAGG WAYNE WILLIAM &/CORNING HELEN SCHAAR
590 SUMMER BREEZE DR N
JACKSONVILLE, FL 32218-8902

2023

32-2N-28-0000-0012-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

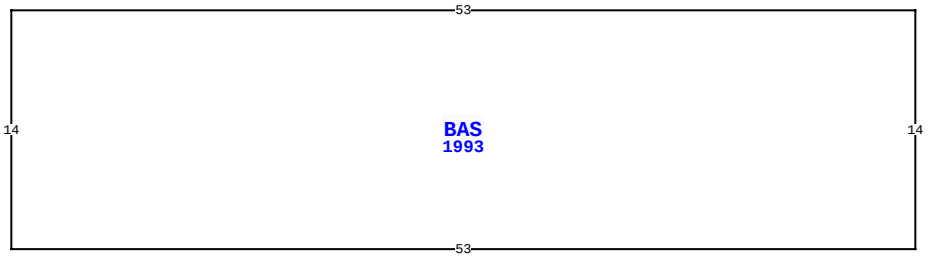
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	742	100	742	14,035
TOTALS	742		742	14,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	742	97.0000	63.05	46,783	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 742 HX Base Yr



95231 HENDRICKS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,035
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	118,500
TOTAL MARKET VALUE	132,535
SOH/AGL Deduction	57,138
ASSESSED VALUE	75,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,397
TOTAL JUST VALUE	132,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1962	4/20/2007	WD	U	I	23	57,000
GRANTOR: WILLIAMSON ANTON & SH						
GRANTEE: WRAGG WAYNE WILLIAM						
0907/0409	11/09/1999	WD	Q	I		36,000
GRANTOR: FOSTER JERRY M & PAUL						
GRANTEE: WILLIAMSON ANTON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 S14 E53 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.58	AC		1.00	1.00	1.00	75,000.00	75,000.00	118,500							

REVIEW DATE 02/24/2022 BY KW Total Acres: 1.58 Total Land Value: 118,500 Market: 0 Agricultural: 0 Common: 118,500 PRINTED 08/02/2023 BY SYS