

PT OF GOVT LOT 3
IN OR 2182/833
R673369 & R673370

HEATWOLE MARCUS T
95038 PANDYS PL
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0014-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	30	VINYL 100	0800	02	2,145	123.4000	86.38	185,285	1998	2000	0	0	0	52.00	48.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2019													Heated Area: 1984										
Roof Cover	12	MODULAR MT 100														HX Base Yr 2019										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 70																								
Interior Floo	13	LVT/LAMMT 30																								
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	1,984	100	1,984	82,261																						
DCK	260	15	39	1,617																						
FSP	204	60	122	5,058																						
TOTALS			2,448	2,145	88,937																					
EXTRA FEATURES			95038 PANDYS PL, FERNANDINA BEACH																							
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										
1	1242	WD DECK A	0 100	14	14	196.00	SF	10.00	10.00	100	1998	1998	3	20	392											
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905											
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000									
REVIEW DATE 03/08/2022 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																										