PT FRAC SEC 35-2N-28E PAR 1-11
IN OR 1991/63 (EX PAR 1-90 &
EX PAR 1-90 & 1-94 & 1-115)

VANZANT JOSEPH R
85201 RENIA ST
YULEE, FL 32097

2023

35-2N-28-0000-0001-0110

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

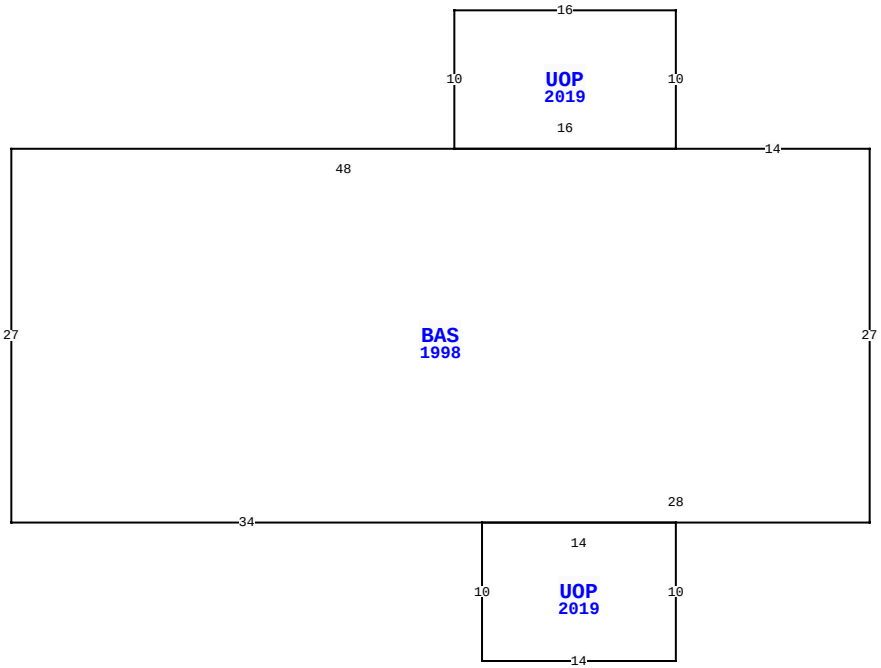
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	91,571
UOP	140	25	35	1,915
UOP	160	25	40	2,188
TOTALS	1,974		1,749	95,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,749	130.2400	91.17	159,456	1998	2006	0	0	0	40.00	60.00

2 M/H 94+ – 0% - 0 Heated Area: 1674 HX Base Yr



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

95023 DOUGLAS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	95,674
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	98,250
TOTAL MARKET VALUE	193,924
SOH/AGL Deduction	44,199
ASSESSED VALUE	149,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,725
TOTAL JUST VALUE	193,924
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509747	H/AC	0	05/01/2005
P0509484	OTHER	0	05/01/2005
E14726	ELEC OTHER	0	04/01/2005
MH4559	MH MOVE-ON	0	03/01/2005
E14545	ELEC OTHER	0	03/01/2005
M09445	MECH OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2520/1172	12/10/2021	WD	Q	I	01	162,500
GRANTOR: PYATT CHARLES J						
GRANTEE: VANZANT JOSEPH R						
1991/0063	7/13/2015	WD	Q	I	01	115,000
GRANTOR: COON JAMES H & MARTHA						
GRANTEE: PYATT CHARLES J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 UOP=[YR=2019] N10 W16 S10 E16$ W48 S27 E34 UOP=[YR=2019] S10 E14 N10 W14$ E28 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

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
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	75,000.00	75,000.00	98,250							

REVIEW DATE 05/17/2021 BY KWX Total Acres: 1.31 Total Land Value: 98,250 Market: 0 Agricultural: 0 Common: 98,250 PRINTED 08/02/2023 BY SYS