IN OR 2142/1055
A/K/A LOT 21
ESMT IN OR 800/1256

FERGUSON CINDA
95323 DOUGLAS RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0240

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

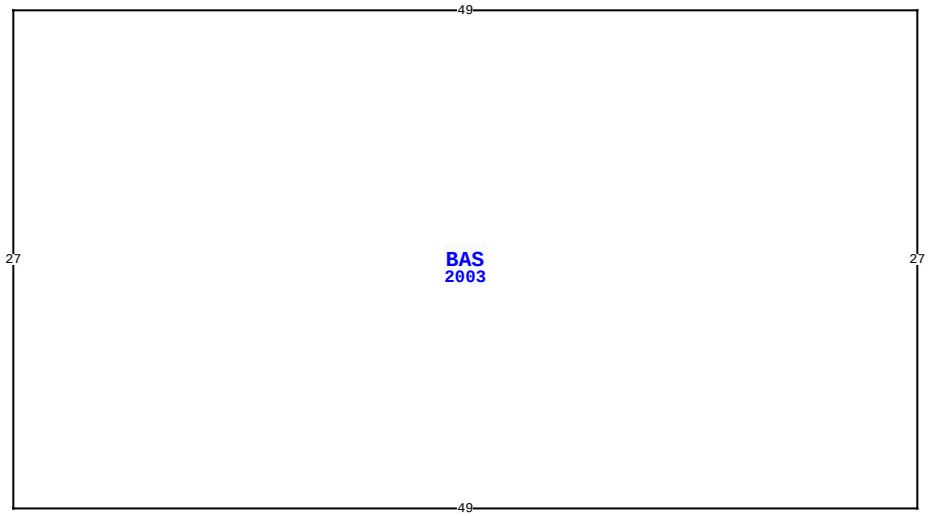
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	1,323	59,211
TOTALS	1,323		1,323	59,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,323	118.4000	82.88	109,650	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 2018 Heated Area: 1323 HX Base Yr 2018



95323 DOUGLAS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,458
TOTAL MARKET OB/XF VALUE		7,527
TOTAL LAND VALUE - MARKET		158,250
TOTAL MARKET VALUE		358,235
SOH/AGL Deduction		165,216
ASSESSED VALUE		193,019
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,019
TOTAL JUST VALUE		358,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH176938	CO ISSUED	0	03/02/2018
MH176938	MH MOVE-ON	0	11/01/2017
MHU03408	MH MOVE-ON	1	01/01/2003
971961	MH MOVE-ON	0	10/01/1997
971875	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/1055	8/21/2017	FJ	U	I	11	0
GRANTOR: GREEN RICHARD D JR ES						
GRANTEE: FERGUSON CINDA						
1513/0993	7/19/2007	WD	U	I	01	100
GRANTOR: GREEN WANDA J						
GRANTEE: GREEN WANDA J & RIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W49 S27 E49 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
6	2700	QUONSET LW	0	100	30	28	840.00	SF	7.80	7.80	100	2007	2007	3	62	4,062	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 7,527

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	100		OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	75,000.00	75,000.00	158,250							

REVIEW DATE 10/11/2018 BY KWX Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 08/02/2023 BY SYS

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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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Stories	1.	1. 100
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Quality	04	Quality Level 04

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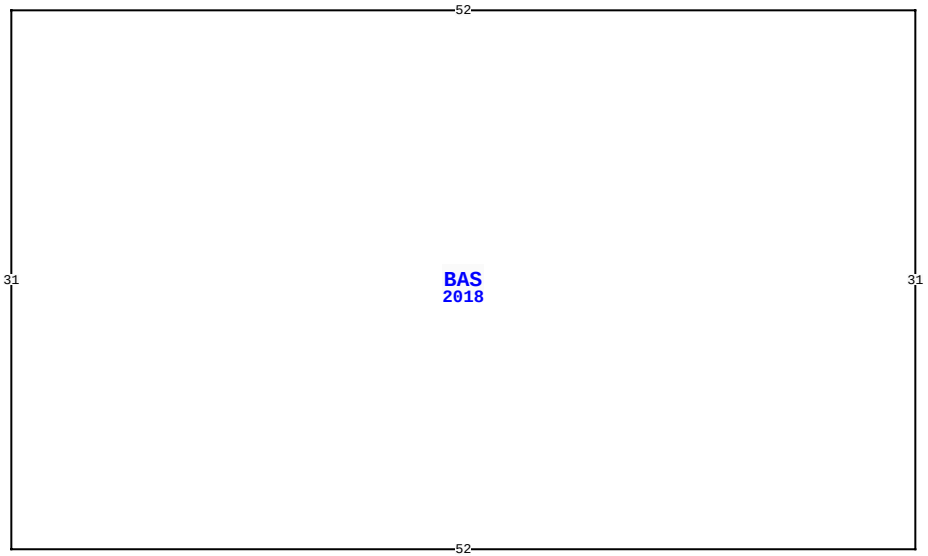
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	133,247
TOTALS	1,612		1,612	133,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,612	124.3000	87.01	140,260	2018	2018	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 2018 Heated Area: 1612 HX Base Yr 2018



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PREVIOUS YEAR MKT VALUE		251,778

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GRANTOR: GREEN WANDA J						
GRANTEE: GREEN WANDA J & RIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W52 S31 E52 N31$.

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 10/11/2018 BY KWX Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 08/02/2023 BY SYS