IN OR 2325/497
A/K/A LOT 20
MOBLEY HEIGHTS SUB UNR

EDMONDSON MICHAEL RAY & ROSE ANN
95305 DOUGLAS RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0770

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

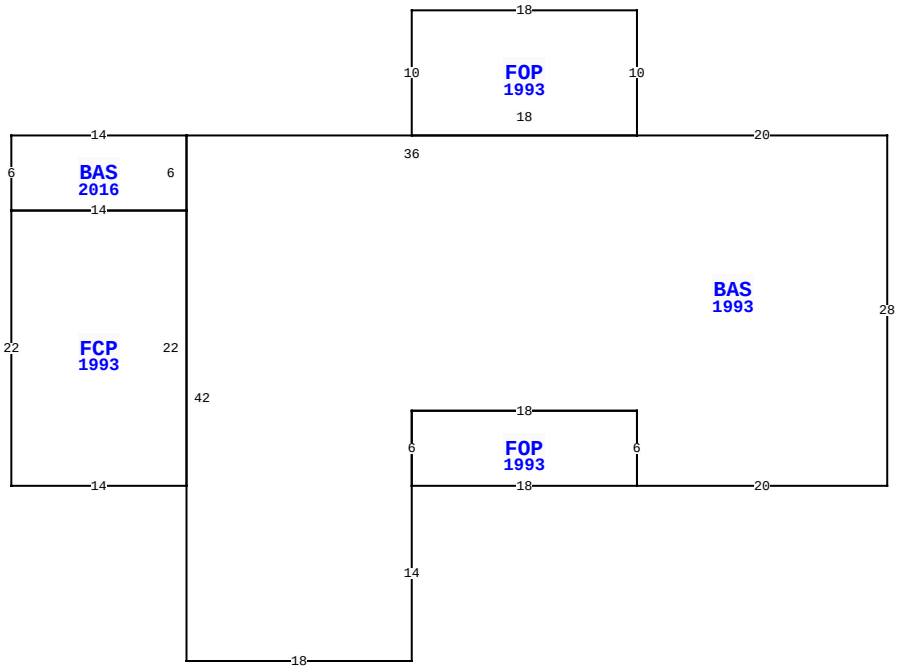
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	168,330
BAS	84	100	84	8,259
FCP	308	25	77	7,571
FOP	108	30	32	3,146
FOP	180	30	54	5,309
TOTALS	2,392		1,959	192,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	123.1076	111.10	217,645	1983	1998	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1796 HX Base Yr



95305 DOUGLAS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,100
TOTAL MARKET OB/XF VALUE		35,522
TOTAL LAND VALUE - MARKET		158,250
TOTAL MARKET VALUE		412,872
SOH/AGL Deduction		31,500
ASSESSED VALUE		381,372
TOTAL EXEMPTION VALUE	13	381,372
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		412,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2066080	SOLAR PANELS	17,205	10/01/2020
19006840	SWIM POOL	44,972	06/26/2019
B23793	GARAGE	56,205	07/01/2010
960518	REPAIR/RRF	2,800	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/0497	12/11/2019	QC	U	I	11	105,000
GRANTOR: MCELROY SHERRY & MICH						
GRANTEE: EDMONDSON MICHAEL R						
2324/1142	12/03/2019	FJ	U	I	11	100
GRANTOR: EDMONDSON MARLON D ES						
GRANTEE: EDMONDSON MICHAEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FOP=[YR=1993] N10 W18 S10 E18$ W36
BAS=[YR=2016] W14 S6 FCP=[YR=1993] S22 E14 N22W14$ E14 N6 $
S42 E18 N14 FOP=[YR=1993] E18 N6 W18 S6$ N6 E18 S6 E20 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
3	0810	CONCRETE A	0	100	2	40	80.00	SF	6.50	6.50	100	1983	1983	3	44	229	
6	0810	CONCRETE A	0	100	0	0	252.00	SF	6.50	6.50	100	1984	1984	3	47	770	
7	0866	POOL FIBER	0	100	32	12	384.00	SF	72.00	72.00	100	2019	2019	3	90	24,883	
8	0845	KOOL DECK	0	100	0	0	408.00	SF	7.25	7.25	100	2019	2019	3	99	2,928	
9	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2019	2019	3	93	4,464	
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 35,522

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	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 01/03/2020 BY KW 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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A/K/A LOT 20
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FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0770

BUILDING CHARACTERISTICS

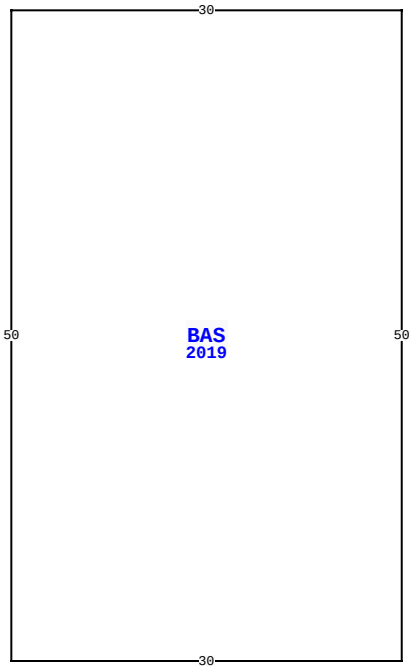
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	26,484
TOTALS	1,500		1,500	26,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.6500	20.53	30,795	2010	2010	0	0	0	14.00	86.00

2 GARAGE RES – 100% - 2020 Heated Area: 1500 HX Base Yr



95305 DOUGLAS RD, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: EDMONDSON MARLON D ES						
GRANTEE: EDMONDSON MICHAEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S50 E30 N50$.

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

REVIEW DATE 01/03/2020 BY KW Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 08/02/2023 BY SYS