

PT D FERNANDEZ GRANTS
SEC'S 38 & 41-2N-28E IN
OR 1452/1101

MELOGY ANDREW DANIEL II
9020 SW 156TH STREET
MIAMI, FL 33157

2023

41-2N-28-0000-0003-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	02	Quality Level 02
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	888	100	888	11,418
TOTALS	888		888	11,418

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1243	WD DECK F	0	0	8	12	96.00	SF	8.00
2	0751	UOP	0	0	5	6	30.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0830	02	888	65.9400	42.86	38,060	1975	1975	0	0	0	70.00	30.00	
1 MH 93NO RP - 0% - 0 Heated Area: 888 HX Base Yr													
LITTLEBERRY LN, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU													

TOTAL OB/XF													
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
AC		1.00	1.00	1.00	75,000.00	75,000.00	79,500						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	11,418		
TOTAL MARKET OB/XF VALUE	241		
TOTAL LAND VALUE - MARKET	79,500		
TOTAL MARKET VALUE	91,159		
SOH/AGL Deduction	40,891		
ASSESSED VALUE	50,268		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	50,268		
TOTAL JUST VALUE	91,159		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	61,094		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7238	MH MOVE-ON	4,000	04/22/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1452/1101	10/13/2006	PR U	I	I	01	100	
GRANTOR: MELOGY MYRTLE MAE EST							
GRANTEE: MELOGY ANDREW DANIE							
0781/0267	12/27/1996	FJ U	I	I	03	100	
GRANTOR: DRESSLER ELIZABETH C							
GRANTEE: MELOGY ANDREW D I &							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2017] W39 N14 W12 S14 W9 S12 E60 N12\$.													