

JACS RATLIFF LLC
1997 SADLER RD #15490
FERNANDINA BEACH, FL 32034

42-3N-28-0000-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	26	AL SIDING 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	14	CARPET 90		
Interior Floo	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories Units	1.	1. 100 0 100		
BUD8 Adjustme	04	DIST 01 100		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4031	.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	48,474
FSP	120	60	72	2,597
FSP	200	60	120	4,328
TOTALS	1,664		1,536	55,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,536	115.6000	75.14	115,415	1976	2000	0	0	0 52.00	48.00

1 M/H 93- - 0% - 0

Heated Area: 1344

HX Base Yr

BAS 1993

FSP 1999

FSP 1999

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	55,399
TOTAL MARKET OB/XF VALUE	890
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	106,289
SOH/AGL Deduction	15,231
ASSESSED VALUE	91,058
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,058
TOTAL JUST VALUE	106,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,780

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/1048	9/10/2020	TD Q	I		01	90,000

GRANTOR: GROVE NANCY ANN LIVIN

GRANTEE: JACS RATLIFF LLC

2045/1849

5/05/2016

WD U

I

11

100

GRANTOR: GROVE NANCY A

GRANTEE: NANCY ANN GROVE LIV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=1999] N10 W12 S10 E12\$ W36 S24 E25 FSP=[YR=1999] S 10 E20 N10 W20\$ E31 N24\$.

LAND DESCRIPTION

TOTAL OB/XF

890

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
1	000115	C	SFR ACRES		0	0008	RS-1	0.00	0.00	0.50	AC	1.00	1.00	1.25	80,000.00	100,000.00	50,000							

REVIEW DATE 04/17/2019 BY KWA Total Acres: 0.50 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS