PT OF TRACT A
IN OR 2488/283
1993 JACO DW/MH

BOATRIGHT RONALD E & JULIA A
807 ADAMS RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5120-000A-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

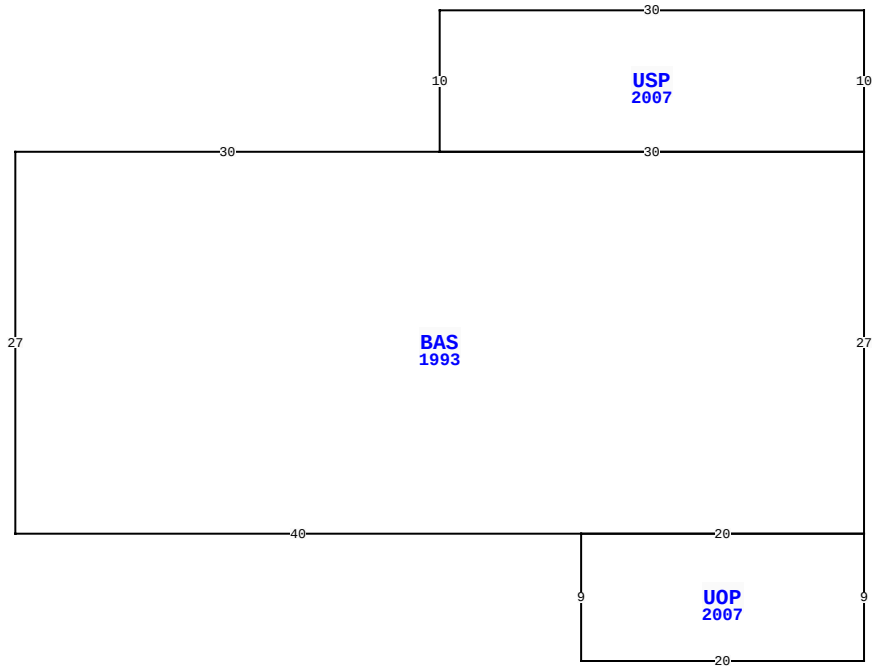
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	28,632
UOP	180	25	45	795
USP	300	50	150	2,651
TOTALS	2,100		1,815	32,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
0820	02	1,815	135.9600	88.37	160,392	1993	1993	0	0	15	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1620 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

95083 STINGRAY LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	56,344
TOTAL MARKET OB/XF VALUE	426
TOTAL LAND VALUE - MARKET	431,250
TOTAL MARKET VALUE	488,020
SOH/AGL Deduction	231,957
ASSESSED VALUE	256,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,063
TOTAL JUST VALUE	488,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
981346	REPAIR/RRF	6,000	10/01/1998
0221	MH MOVE-ON	40,000	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0283	8/13/2021	WD	Q	I	01	250,000
GRANTOR: MANCIL LARRY E & JUDI						
GRANTEE: BOATRIGHT RONALD E						
0943/0723	8/03/2000	WD	U	I	07	100
GRANTOR: NATIONSBANK						
GRANTEE: MANCIL LARRY E & JU						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] W30 S10 BAS=[YR=1993] W30 S27 E40 UOP=[YR=2007] S9 E20 N9 W20$ E20 N27 W30$ E30 N10$.

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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1991	1991	3	20	402	
2	0300	BOAT DCK W	0	0	3	100	300.00	SF	0.40	0.40	100	1990	1990	3	20	24	

LAND DESCRIPTION

TOTAL OB/XF 426

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	000132	C	SFR RIVER	0		OR	0.00	0.00	230.00	FF		1.00	1.00	0.75	2,500.00	1,875.00	431,250							

REVIEW DATE 09/06/2022 BY DJ Total Acres: 0.00 Total Land Value: 431,250 Market: 0 Agricultural: 0 Common: 431,250 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 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	05	Quality Level 05

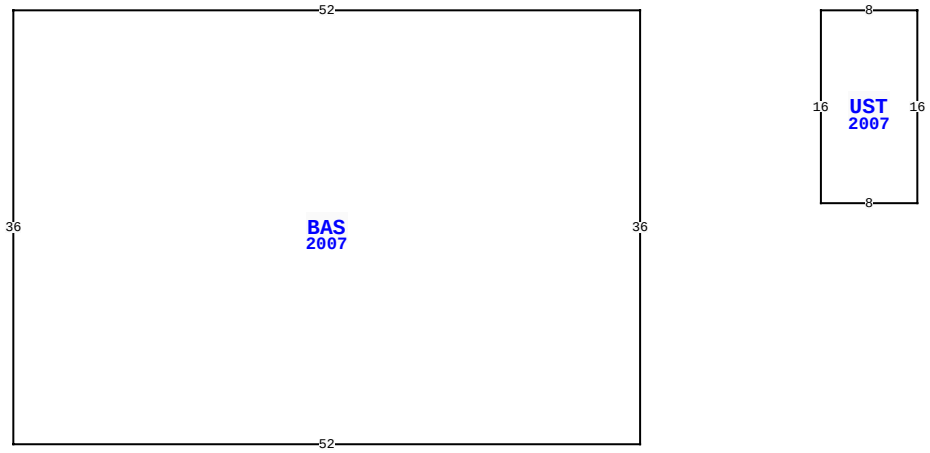
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	23,537
UST	128	45	58	729
TOTALS	2,000		1,930	24,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,930	52.8220	18.49	35,686	2001	2001	0	0	0	32.00	68.00

2 GARAGE RES – 0% - 0 Heated Area: 1872 HX Base Yr



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PREVIOUS YEAR MKT VALUE	232,785

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SALES DATA

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GRANTEE: BOATRIGHT RONALD E						
0943/0723	8/03/2000	WD	U	I	07	100
GRANTOR: NATIONSBANK						
GRANTEE: MANCIL LARRY E & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52 S36 E52 N36$ PTR= E15 UST=[YR=2007] E8 S16 W8 N16$ W15 $.

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

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