S-3 OF LOTS 21 & 22
IN OR 1392/836
MH/ID WHC003458GA

HATTON THOMAS E
95612 ARBOR LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0021-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

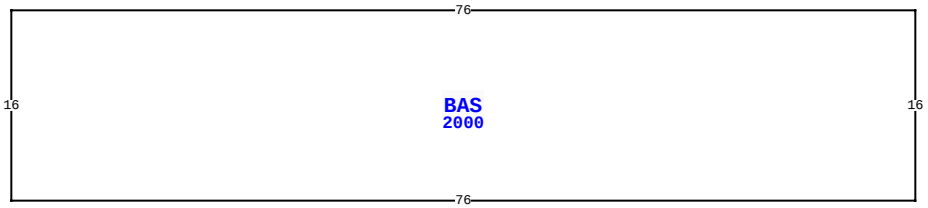
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	28,660
TOTALS	1,216		1,216	28,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	96.2000	67.34	81,885	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



95124 NITAS WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,660
TOTAL MARKET OB/XF VALUE	415
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	104,075
SOH/AGL Deduction	33,320
ASSESSED VALUE	70,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,755
TOTAL JUST VALUE	104,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1392/0836	3/01/2006	WD	U	I	01	23,300
GRANTOR: JACOBSEN ANDREA J & E						
GRANTEE: HATTON THOMAS E & T						
0965/1362	1/08/2001	WD	U	V	07	100
GRANTOR: HATTON THOMAS E & TER						
GRANTEE: JACOBSEN ANDREA J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S16 E76 N16 $.

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	1243	WD DECK F	0	0	16	12	192.00	SF	8.00	8.00	100	2005	2005	3	27	415	

LAND DESCRIPTION

TOTAL OB/XF 415

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/16/2017 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS