

WHALEN DARLENE J
94218 WINTERBERRY AV
FERNANDINA BEACH, FL 32034

45-2N-28-525A-0013-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30
03
05
02
02
04
02
1.

04

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories
Units
BUD8 Adjustme

VINYL 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
MIN PLYWD 100
WINDOW 100
AIR DUCTED 100
3 100
2 100
WOOD FRAME 100
1. 100
0 100
DIST 01 100

MARKET ADJUSTMENTS

TYPETYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

AP

NORM

% COND

080002

1,032

104.0000

72.80

75,130

2000

2000

0

0

30

52.00

20.00

1 M/H 94+ - 100% - 2022

Heated Area: 1008

HX Base Yr 2022

UOP
2021

BAS
2000

QUALITY

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4003.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,008

100

1,008

14,676

UOP

96

25

24

349

TOTALS

1,104

1,032

15,026

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

2 0303

FLT DOCK W

0 100

30

8

240.00

SF

26.00

26.00

100

1986

1986

3

20

1,248

3 0940

SHEDS/PORT

0 100

14

24

336.00

SF

15.00

15.00

100

1987

1987

3

20

1,008

5 0317

DCK PLNG W

0 100

0

0

2.00

UT

1,000.00

1,000.00

100

2000

2000

3

20

400

6 0310

AL GANG WY

0 100

0

0

16.00

LF

115.00

115.00

100

2000

2000

3

20

368

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000130

C

SFR WATER

100

RM

0.00

0.00

180.00

FF

1.00

1.00

0.65

3,000.00

1,950.00

351,000

REVIEW DATE

02/08/2022

BY

KW

Total Acres:

0.00

Total Land Value:

351,000

Market:

0

Agricultural:

0

Common:

351,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

15,026

TOTAL MARKET OB/XF VALUE

3,024

TOTAL LAND VALUE - MARKET

351,000

TOTAL MARKET VALUE

369,050

SOH/AGL Deduction

30,933

ASSESSED VALUE

338,117

TOTAL EXEMPTION VALUE

HX HB DX

55,000

BASE TAXABLE VALUE

283,117

TOTAL JUST VALUE

369,050

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

328,269

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2549/0097

10/15/2021

SW

U

I

11

100

GRANTOR: WHALEN WILLIS R

GRANTEE: WALEN DARLENE J

1479/0703

2/20/2007

WD

U

I

18

60,000

GRANTOR: VANIER GLORIA F

GRANTEE: VANIER GLORIA F L/E

BUILDING NOTES

BAS=[YR=2000] W21 UOP=[YR=2021] N8 W12 S8 E12\$ W21 S24 E42 N24 \$.