TRACT 17
IN OR 649/641
2004 REGE DWMH

HOOK STEPHEN T & TAMMY L
94205 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	08	SHT VINYL 40
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

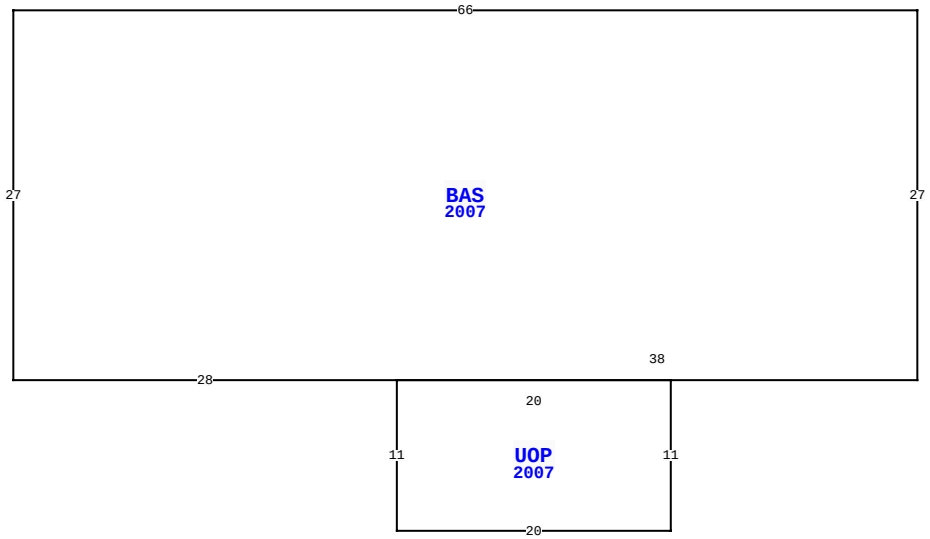
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	80,472
UOP	220	25	55	2,484
TOTALS	2,002		1,837	82,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,837	115.2000	80.64	148,136	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 1992 Heated Area: 1782 HX Base Yr 1992



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 MLU
INC DATE		AG DATE	

94205 WINTERBERRY AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,956
TOTAL MARKET OB/XF VALUE		7,210
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		140,166
SOH/AGL Deduction		66,863
ASSESSED VALUE		73,303
TOTAL EXEMPTION VALUE	HX HB	48,303
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		140,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12757	MECH OTHER	0	03/01/2007
C4913	CO ISSUED	0	01/01/2007
MH074913	MH MOVE-ON	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0649/0641	2/19/1992	WD	U	I	07	100
GRANTOR: MERROW ROGER & F						
GRANTEE: HOOK STEPHEN & T						
0617/1144	1/25/1991	WD	Q	I		39,000
GRANTOR: MERROW ROGER & F H						
GRANTEE: HOOK STEPHEN & TAMM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W66 S27 E28 UOP=[YR=2007] S11 E20 N11 W20$ E38 N27$.

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
2	0510	GARAGE WD-	0	100	26	30	780.00	SF	26.25	26.25	100	1985	1985	3	20	4,095	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 7,210

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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/10/2018 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS