TRACT 18
IN OR 2042/1550
FLFLH70A14347SE

STEWART SAMUEL & REBECCA
85639 JOANN RD
YULEE, FL 32097

2023

45-2N-28-525A-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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

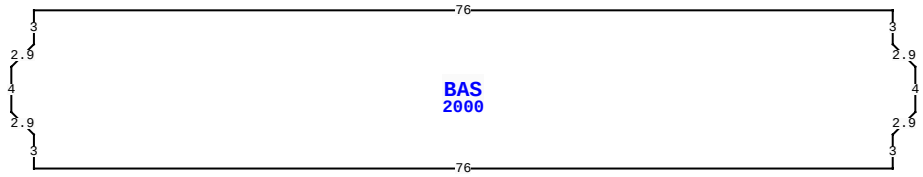
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	20,834
TOTALS	1,088		1,088	20,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,088	98.2000	63.83	69,447	1988	1988	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1088 HX Base Yr



94219 WINTERBERRY AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	20,834
TOTAL MARKET OB/XF VALUE	8,098
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	78,932
SOH/AGL Deduction	31,573
ASSESSED VALUE	47,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,359
TOTAL JUST VALUE	78,932
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018004	CHNGE SRVC	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1550	4/21/2016	WD	Q	I	01	35,000
GRANTOR: MATHIS JOAN E & ALBER						
GRANTEE: STEWART SAMUEL & RE						
1264/1279	10/08/2004	WD	U	I	01	100
GRANTOR: PYLAND ROBERT E						
GRANTEE: MATHIS JOAN E & ALB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S3 D2 L2 S4 D2 R2 S3 E76 N3 U2 R2 N4 U2 L2 N3 $.

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	0510	GARAGE WD-	0	0	24	20	480.00	SF	26.25	26.25	100	1982	1982	3	20	2,520	
4	0680	POLE SHED	0	0	18	8	144.00	SF	10.00	10.00	100	1994	1994	3	23	331	
5	0680	POLE SHED	0	0	24	8	192.00	SF	10.00	10.00	100	1994	1994	3	23	442	
6	0681	POLE SHED	0	0	20	8	160.00	SF	15.00	15.00	100	1994	1994	3	23	552	
7	0811	CONCRETE B	0	0	0	0	1,494.00	SF	3.90	3.90	100	1996	1996	3	73	4,253	

LAND DESCRIPTION

TOTAL OB/XF 8,098

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	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/09/2017 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS