TRACTS 40 & 41
IN OR 570 PG 133
1993 MERI

TAYLOR WILLIAM H & ANITA H
94158 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

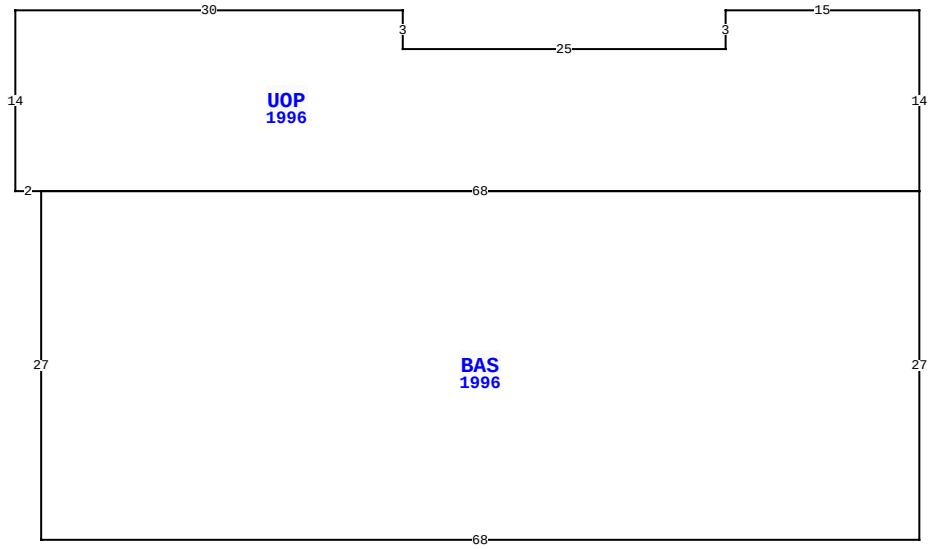
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	01	MINIMUM 30
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,836	100	1,836	41,745
UOP	905	25	226	5,139
TOTALS	2,741		2,062	46,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,062	116.6000	75.79	156,279	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1992 Heated Area: 1836 HX Base Yr 1992



94158 WINTERBERRY AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,262
TOTAL MARKET OB/XF VALUE		8,406
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		384,668
SOH/AGL Deduction		196,042
ASSESSED VALUE		188,626
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,626
TOTAL JUST VALUE		384,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1571	CHNGE SRVC	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0570/0133	5/16/1989	WD	Q	I		100,000
GRANTOR: RIMES WM SR & F T						
GRANTEE: TAYLOR WM & ANITA H						
0495/0937	8/01/1986	WD	U	I		58,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1996] W15 S3 W25 N3 W30 S14 E2 BAS=[YR=1996] S27 E68 N27 W68$ E68 N14$.

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	0300	BOAT DCK W	0	100	16	8	128.00	SF	40.00	40.00	100	2010	2010	3	64	3,277	
2	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	1992	1992	3	20	480	
3	0510	GARAGE WD-	0	100	16	16	256.00	SF	24.85	24.85	100	1992	1992	3	20	1,272	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
5	1242	WD DECK A	0	100	0	0	80.00	SF	10.00	10.00	100	1996	1996	3	20	160	
6	0681	POLE SHED	0	100	8	16	128.00	SF	15.00	15.00	100	2000	2000	3	29	557	

LAND DESCRIPTION

TOTAL OB/XF 8,406

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	000130	C	SFR WATER	100		RM	0.00	0.00	90.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	270,000							

REVIEW DATE 01/15/2020 BY TWA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

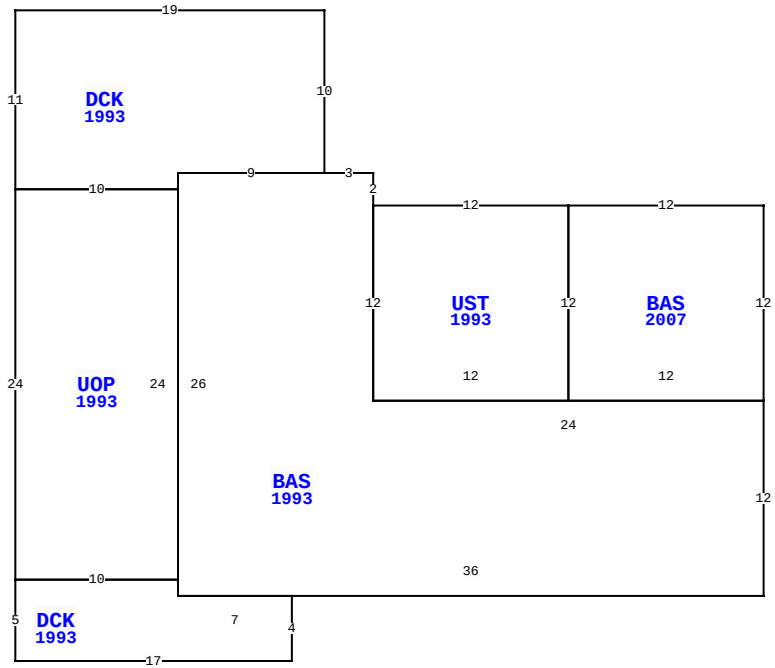
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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	600	100	600	40,257
BAS	144	100	144	9,662
DCK	78	10	8	537
DCK	200	10	20	1,342
UOP	240	20	48	3,221
UST	144	45	65	4,361
TOTALS	1,406		885	59,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	885	101.8440	91.91	81,340	1970	1970	0	0	0	27.00	73.00

2 SINGLE FAM – 100% - 1992 Heated Area: 744 HX Base Yr 1992



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NASSAU COUNTY PROPERTY

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0495/0937	8/01/1986	WD	U	I		58,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 UST=[YR=1993] W12 BAS=[YR=1993] N2 W3 DCK=[YR=1993] N10 W19 S11 UOP=[YR=1993] S24 DCK=[YR=1993] S5 E17 N4 W7 N1 W10$ E10 N24 W10$ E10 N1 E9$ W9 S26 E36 N12 W24 N12$ S12 E12 N12$ S12 E12 N12$.

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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