TRACT 47
IN OR 1571/1216 & OR 1897/1238
1984 CONC DW/MH

DRAKUS NICHOLAS L
94140 MERLIN DR
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

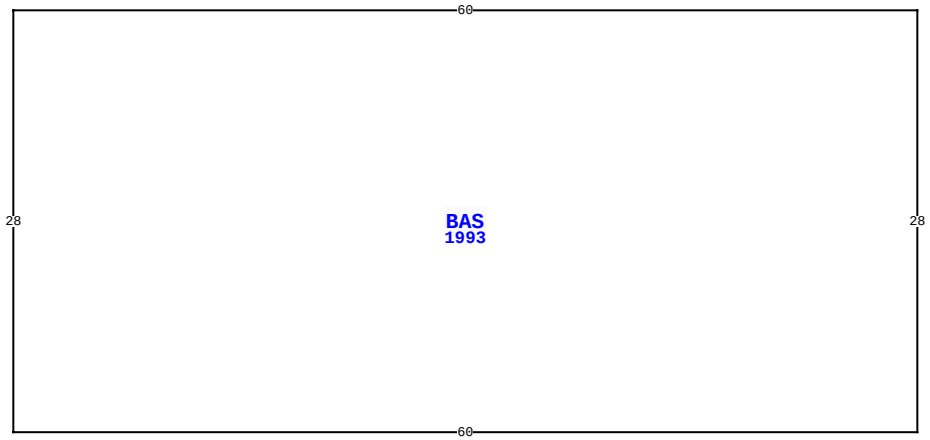
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	40,229
TOTALS	1,680		1,680	40,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	122.8000	79.82	134,098	1983	1983	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2016 Heated Area: 1680 HX Base Yr 2016



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,229
TOTAL MARKET OB/XF VALUE		1,183
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		91,412
SOH/AGL Deduction		54,234
ASSESSED VALUE		37,178
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,178
TOTAL JUST VALUE		91,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5112	CO ISSUED	0	09/23/2008
E21131	ELEC OTHER	0	08/01/2008
P13414	OTHER	0	08/01/2008
B21578	DEMOLITION	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1897/1238	1/06/2014	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: DRAKUS NICHOLAS LEO						
1571/1216	6/13/2008	TD	U	I	22	35,000
GRANTOR: SHORES THOMAS M & NAN						
GRANTEE: DRAKUS NICHOLAS L &						

BLD DATE	12/18/2008 RK	LGL DATE	
XF DATE		LAND DATE	05/25/2023 MLU
INC DATE		AG DATE	

94140 MERLIN DR, FERNANDINA BEACH

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	8	20	160.00	SF	20.10	20.10	100	1985	1985	3	20	643	
2	0681	POLE SHED	0	100	9	20	180.00	SF	15.00	15.00	100	1985	1985	3	20	540	

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 1,183

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 01/15/2020 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS