

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 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	04	Quality Level 04	
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
BAS	1,819	100	1,819
DCK	294	15	44
			SUBAREA MARKET VALUE
			65,659
			1,588
TOTALS	2,113		1,863
			67,247

MARKET ADJUSTMENTS																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
0800	02	1,863	128.9200	90.24	168,117	1996	1996		0	0	60.00										
1 M/H 94+ - 100% - 2014 Heated Area: 1819 HX Base Yr 2014																					
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/25/2023</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE				05/25/2023	MLU
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			05/25/2023	MLU																	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			67,247
TOTAL MARKET OB/XF VALUE			3,120
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			120,367
SOH/AGL Deduction			61,608
ASSESSED VALUE			58,759
TOTAL EXEMPTION VALUE	HX HB		33,759
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			120,367
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			86,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961405	MH MOVE-ON	0	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/1159	11/03/2021	WD	U	V	11	100
GRANTOR: DURBANO JOHN E						
GRANTEE: DURBANO JOHN E & RE						
1384/1673	1/20/2006	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: DURBANO JOHN E						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1996
2	1242	WD DECK A	0	100	8	160.00	SF	10.00	10.00	100	2000

TOTAL OB/XF												3,120
94114 WINTERBERRY AVE, FERNANDINA BEACH												

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W16 N14 W20 DCK=[YR=1996] W21 S14 E21 N14\$ S14 W21 S27 E57 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												3,120
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							