

LOTS 5 & 6
IN OR 428/158 & OR 399/695
R224301 & R224302

BROWN CHARLES E & JESSIE D
94025 SAGE COURT
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525E-0005-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100	0820	02	960	124.0000	80.60	77,376	1984	1984	0	0	70.00	30.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 1977													Heated Area: 960										HX Base Yr 1977									
Roof Cover	12	MODULAR MT 100	40 24 BAS 1993 24 40																																
Interior Wall	04	PLYWOOD 50																																	
Interior Wall	05	DRYWALL 50																																	
Interior Floo	14	CARPET 100																																	
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	960	100	960	23,213																															
TOTALS			960	960	23,213																														
EXTRA FEATURES			94025 SAGE CT, FERNANDINA BEACH																																
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																			
1	1242	WD DECK A	0 100	10	16	160.00	SF	10.00	10.00	100	1989	1989	3	20	320																				
2	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																				
3	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																				
LAND DESCRIPTION																																			
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											
1	000102	C	SFR/MH	100			0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000																		
REVIEW DATE 01/10/2017 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0428/0158	7/01/1984	WD	U	V		5,500

GRANTOR:

GRANTEE:

| 0310/0776 | 3/01/1980 | WD | Q | V | | 3,500 |

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 N24\$.

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