BLOCK 1 LOT 8
SPRING HILL SUB PB 5/32

WILLIAMS CAROLL ANN
95564 DOUGLAS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550A-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

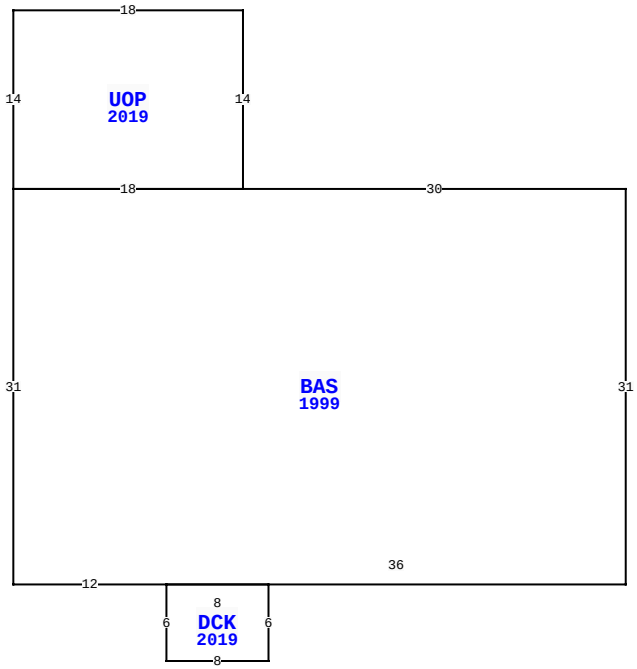
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	84,967
DCK	48	15	7	400
UOP	252	25	63	3,597
TOTALS	1,788		1,558	88,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,558	140.6400	98.45	153,385	1999	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2020 Heated Area: 1488 HX Base Yr 2020



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/26/2023 MLU
AG DATE	

95564 DOUGLAS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		88,963
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		173,963
SOH/AGL Deduction		67,016
ASSESSED VALUE		106,947
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,947
TOTAL JUST VALUE		173,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001814	GARAGE	39,888	02/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2307/1533	9/25/2019	WD	Q	I	01	132,000
GRANTOR: DUHAN JEFFREY P & FEL						
GRANTEE: WILLIAMS CAROLL ANN						
1992/1200	7/17/2015	WD	Q	I	02	72,500
GRANTOR: COSME GERARDA						
GRANTEE: DUHAN JEFFREY P & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W30 UOP=[YR=2019] N14 W18 S14 E18$ W18 S31 E12
DCK=[YR=2019] S6 E8 N6 W8$ E36 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS