

BLOCK 1 LOT 12 IN OR 1386/813
2000 FTWD DW/MH
SPRING HILL SUB PB 5/32

PHILLIPS DAVID W & PAMELA
95442 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550A-0001-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

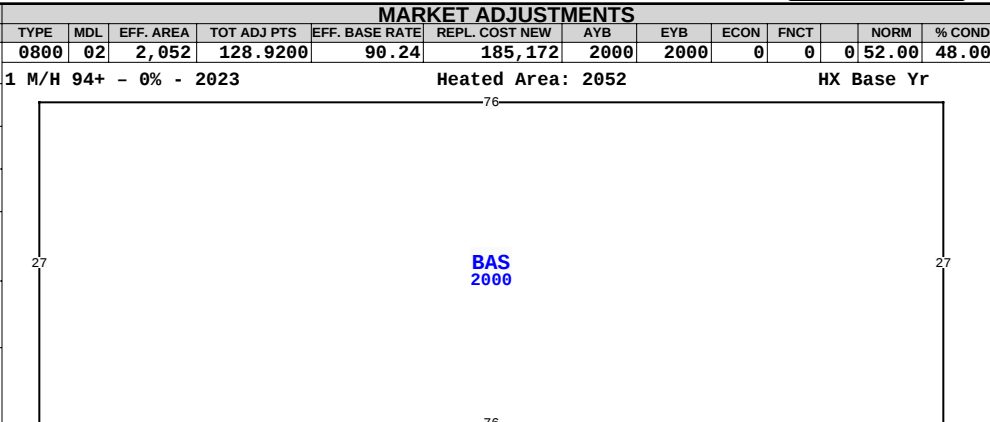
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004	00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	88,883
TOTALS	2,052		2,052	88,883

TOTALS		2,052		2,052		88,883	
EXTRA FEATURES							
L N	OBIXF CODE	DESCRIPTION	BLD	CAP	L	W	
1	1242	WD DECK A	0	0	14	8	
2	1242	WD DECK A	0	0	16	16	
3	1242	WD DECK A	0	0	0	0	
4	1242	WD DECK A	0	0	10	10	
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	0	

REVIEW DATE 05/23/2017 BY KW



95442 DOUGLAS RD, FERNANDINA BEACH	BLD DATE		LGL DATE	05/26/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF													
2,026													

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2,026													

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		88,883	
TOTAL MARKET OB/XF VALUE		2,026	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		175,909	
SOH/AGL Deduction		0	
ASSESSED VALUE		175,909	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		175,909	
TOTAL JUST VALUE		175,909	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		118,304	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03283	MH MOVE-ON	0	10/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1386/0813	2/02/2006	WD	Q	I		130,900	
GRANTOR: T S FUNDING INC							
GRANTEE: PHILLIPS DAVID W &							
1339/0315	8/04/2005	WD	U	I	05	50,000	
GRANTOR: GREEN TREE SERVICING							
GRANTEE: T S FUNDING INC							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2000] W76 S27 E76 N27 \$.													

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