BLOCK 1 LOT 16
IN OR 2195/1086
R622173 & R622174

KELLEY THOMAS W
95316 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550A-0001-0160

BUILDING CHARACTERISTICS

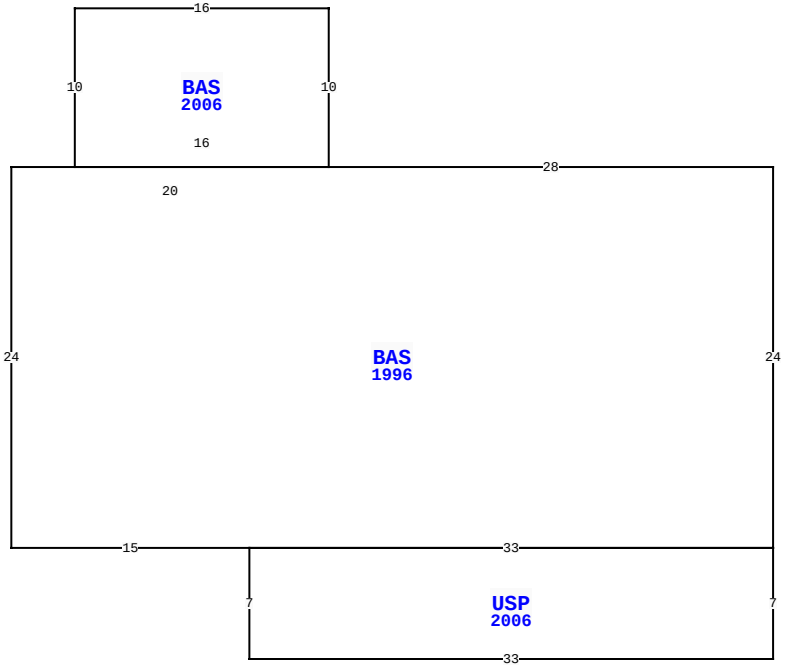
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,152	100	1,152	63,181
BAS	160	100	160	8,775
USP	231	50	116	6,362
TOTALS	1,543		1,428	78,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,428	135.0800	94.56	135,032	1995	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2019 Heated Area: 1312 HX Base Yr 2019



95316 DOUGLAS RD, FERNANDINA BEACH

BLD DATE	06/19/2007	RK	LGL DATE	05/26/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,670
TOTAL MARKET OB/XF VALUE		462
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		172,132
SOH/AGL Deduction		73,817
ASSESSED VALUE		98,315
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,315
TOTAL JUST VALUE		172,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-867	MH MOVE-ON	0	04/01/1995
95-01833	GARAGE	9,792	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/1086	4/30/2018	SW	Q	I	01	111,000
GRANTOR: POCKET RESERVES LLC						
GRANTEE: KELLEY THOMAS W						
1960/1960	2/03/2015	QC	U	I	11	100
GRANTOR: ELEVEN PROPERTIES LLC						
GRANTEE: POCKET RESERVES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W28 BAS=[YR=2006] N10 W16 S10 E16 $ W20 S24 E15 USP=[YR=2006] S7E33 N7 W33$ E33 N24$.

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	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	1995	1995	3	20	40	
2	1242	WD DECK A	0	100	0	0	176.00	SF	10.00	10.00	100	2004	2004	3	24	422	

LAND DESCRIPTION

TOTAL OB/XF 462

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 04/15/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

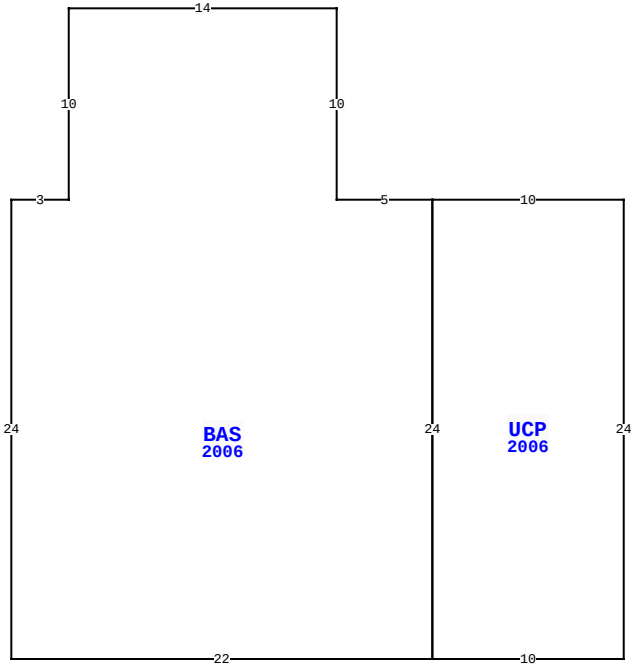
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	668	100	668	7,791
UCP	240	20	48	560
TOTALS	908		716	8,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	716	65.3400	22.87	16,375	1995	1995	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 2019 Heated Area: 668 HX Base Yr 2019



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1960/1960	2/03/2015	QC	U	I	11	100
GRANTOR: ELEVEN PROPERTIES LLC						
GRANTEE: POCKET RESERVES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2006] W10 BAS=[YR=2006] W5 N10 W14 S10 W3 S24 E22 N24 $ S24 E10 N24 $.

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

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