

HUTTO MICHAEL L & WINONA K
P O BOX 15758
FERNANDINA BEACH, FL 32035

45-2N-28-550A-0001-0180

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	25 MOD METAL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	01 MINIMUM 100			
Interior Wall	04 PLYWOOD 100			
Interior Floo	14 CARPET 90			
Interior Floo	08 SHT VINYL 10			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	2 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories Units	1. 1. 100			
BUD8 Adjustme	04 DIST 01 100			
Quality	03 Quality Level 03			
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	924	100	924	17,586
DCK	96	15	14	266
UOP	176	25	44	837
TOTALS	1,196		982	18,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	982	97.6000	63.44	62,298	1986	1986	0	0	70.00	30.00

1 M/H 93- - 100% - 1988 Heated Area: 924 HX Base Yr 1988

Basement

DCR 1993

BAS 1993

UOP 1993

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	18,689
TOTAL MARKET OB/XF VALUE	2,123
TOTAL LAND VALUE - MARKET	144,500
TOTAL MARKET VALUE	165,312
SOH/AGL Deduction	115,446
ASSESSED VALUE	49,866
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	24,866
TOTAL JUST VALUE	165,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,354

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD	SALE PRICE
0650/1270	3/05/1992	QC	U I 10	100

GRANTOR:HUTTO WINONA GRANTEE:HUTTO MICHAEL & W

0564/0784	3/06/1989	WD	U I 01	100
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GRANTOR:HARRIS WINONA K GRANTEE:HUTTO MICHAEL & W K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 DCK=[YR=1993] N12 W8 S12 E8 \$ W36 S14 E44 UOP=[YR=1993] S8 E22 N8 W22 \$ E22 N14 \$.

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		OR	0.00	0.00	2.00	LT		1.00	1.00	0.85	85,000.00	72,250.00	144,500							

EXTRA FEATURES

95254 DOUGLAS RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

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	0940	SHEDS/POR	0 100	16 12	192.00	SF	20.10	20.10	100	1990	1990	3	20	772	
2	0940	SHEDS/POR	0 100	21 16	336.00	SF	20.10	20.10	100	1990	1990	3	20	1,351	

TOTAL OB/XF

2,123

REVIEW DATE	05/23/2017	BY	KWX	Total Acres: 0.00	Total Land Value: 144,500	Market: 0	Agricultural: 0	Common: 144,500	PRINTED 08/02/2023 BY SYS
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