BLOCK 1 LOTS 20
IN OR 2478/738
SPRING HILL SUB PB 5/32

DRAYTON PAUL/KILLOUGH RANA
95222 DOUGLAS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550A-0001-0200

BUILDING CHARACTERISTICS

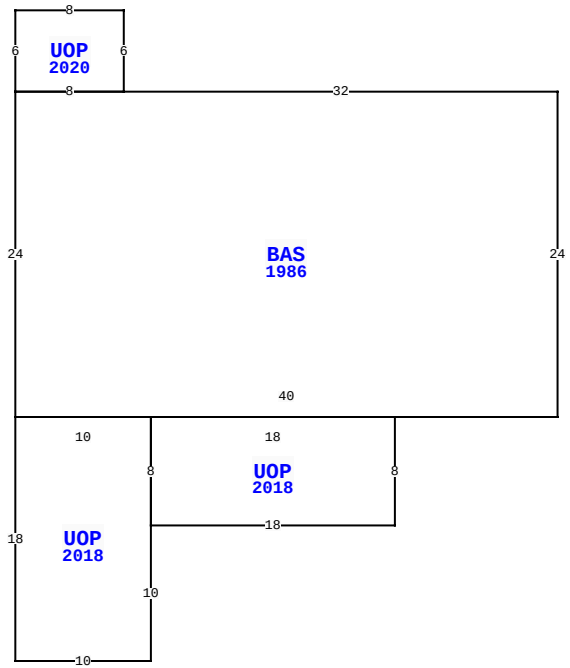
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	02	MIN PLYWD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	960	100	960	23,265
UOP	144	25	36	872
UOP	180	25	45	1,091
UOP	48	25	12	291
TOTALS	1,332		1,053	25,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,053	115.4000	80.78	85,061	1986	1989	0	0	0	70.00	30.00

2 M/H 94+ - 100% - 2006 Heated Area: 960 HX Base Yr 2006



95222 DOUGLAS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		25,518
TOTAL MARKET OB/XF VALUE		3,902
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		114,420
SOH/AGL Deduction		55,293
ASSESSED VALUE		59,127
TOTAL EXEMPTION VALUE	HX HB	34,127
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4551	MH MOVE-ON	0	03/01/2005
E14465	ELEC OTHER	0	03/01/2005
M09363	MECH OTHER	0	03/01/2005
P09110	OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2478/0738	7/09/2021	QC	U	I	11	100
GRANTOR: DRAYTON PAUL						
GRANTEE: DRAYTON PAUL & RANA						
1297/0135	2/22/2005	WD	U	I	23	83,000
GRANTOR: FARINELLA MORRIS & OR						
GRANTEE: DRAYTON PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1986] W32 UOP=[YR=2020] N6 W8 S6 E8$ W8 S24
UOP=[YR=2018] S18 E10 N10 UOP=[YR=2018] E18 N8 W18 S08$ N8
W10$ E40 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	1243	WD DECK F	0	100	0	0	454.00	SF	4.00	4.00	100	2021	2021	3	97	1,762	
2	1243	WD DECK F	0	100	10	20	200.00	SF	8.00	8.00	100	2021	2021	3	97	1,552	
3	1076	TRELLIS A	0	100	10	8	80.00	SF	7.50	7.50	100	2021	2021	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 3,902

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 07/26/2021 BY KWJH Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS