

BLOCK 1 LOT 28
IN OR 2182/831
ESMT OR 1430/1169

ROBERTA VANDAM LLC
940197 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550A-0001-0280



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 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	922	100	922	16,433
DCK	111	15	17	303

TOTALS	1,033		939	16,736
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0 0	20 20	400.00	SF	6.50	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	939	91.4000	59.41	55,786	1985	1985	0	0	70.00	30.00	
1 M/H 93- - 0% - 0												
Heated Area: 922 HX Base Yr												
BAS 2016												
DCK 2016												

95206 MOBLEY HEIGHTS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC 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	0810	CONCRETE A	0 0	20 20	400.00	SF	6.50	6.50	100	1995	1995	3	72	1,872	

TOTAL OB/XF													1,872		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
06	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00				

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				47,656	
TOTAL MARKET OB/XF VALUE				1,872	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				134,528	
SOH/AGL Deduction				48,489	
ASSESSED VALUE				86,039	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				86,039	
TOTAL JUST VALUE				134,528	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				83,849	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2182/0831	3/06/2018	WD	U	I	11		100
GRANTOR: VANDAM ROBERTA THERES							
GRANTEE: ROBERTA VANDAM LLC							
2177/1899	2/12/2018	WD	Q	I	01		65,000
GRANTOR: ADAMS SCOTT J							
GRANTEE: VANDAM ROBERTA THER							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2016] W65 S3 L1 D2 S4 D2 R1 S3 E40 DCK=[YR=2016] S5 W5 S7 E8 N4 E5 N8 W8\$ E25 N3 R1 U2 N4 U2 L1 N3\$.									

ROBERTA VANDAM LLC
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BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9011CLAY TILE 1002WINDOW 10003FORCED AIR 1001100110002WOOD FRAME 1001.1.10001000NONE 100

QUALITY

02Quality Level 02

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4004.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS55610055625,281UGR276451245,638

TOTALS83268030,920

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE01/06/2023BYNWA

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND015001680107.948553.9736,7001988198800015.7584.25

Heated Area: 556HX Base Yr

BAS2016

UGR2016

BLD DATEXF DATEINC DATE

LGL DATEREPL. DATEAG DATE

05/26/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE47,656TOTAL MARKET OB/XF VALUE1,872TOTAL LAND VALUE - MARKET85,000TOTAL MARKET VALUE134,528SOH/AGL Deduction48,489ASSESSED VALUE86,039TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE86,039TOTAL JUST VALUE134,528NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE83,849

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2182/08313/06/2018WDUUII11100GRANTOR: VANDAM ROBERTA THERESGRANTEE: ROBERTA VANDAM LLC2177/18992/12/2018WDQUII0165,000GRANTOR: ADAMS SCOTT JGRANTEE: VANDAM ROBERTA THER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W26 S32 E9 UGR=[YR=2016] E17 N20 W13 S16 W4 S4\$ N4 E4 N16 E13 N12\$.