

BLOCK 1 LOT 32  
IN OR 1729/492  
R107989 & R107990

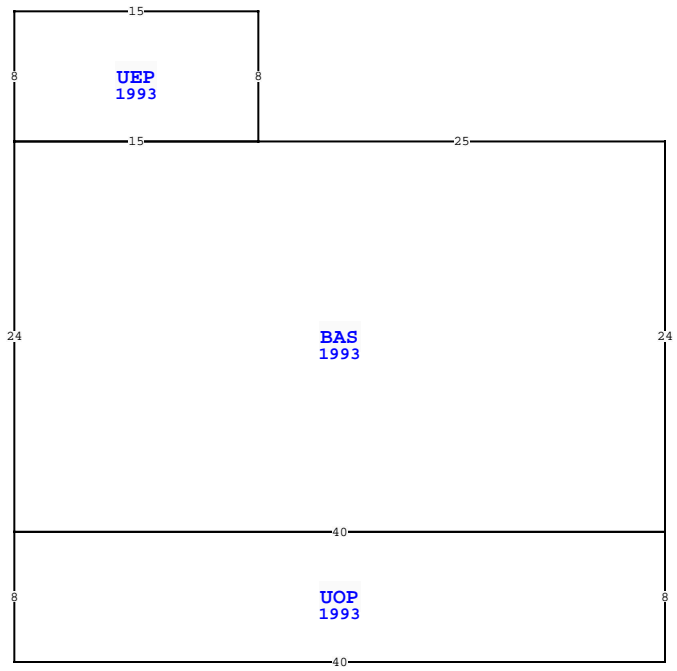
JOHNSON KRISTOPHER J &/TODD PAULA K  
95143 CLEARWATER ROAD  
FERNANDINA BEACH, FL 32034

**2023**

45-2N-28-550A-0001-0320

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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
BAS	960	100	960
UEP	120	70	84
UOP	320	25	80
TOTALS	1,400		1,124
			20,551

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,124	140.6400	91.42	102,756	1984	1984	0	0	15	70.00	20.00
1 M/H 93- - 100% - 2012 Heated Area: 960 HX Base Yr 2012												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			20,551
TOTAL MARKET OB/XF VALUE			1,116
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			106,667
SOH/AGL Deduction			70,642
ASSESSED VALUE			36,025
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			11,025
TOTAL JUST VALUE			106,667
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1729/0492	12/22/2010	WD	U	I	11	100
GRANTOR: TODD GORDON H & PAULA						
GRANTEE: TODD GORDON H & PAU						
1716/0298	12/22/2010	WD	U	I	30	100
GRANTOR: TODD GORDON H & PAULA						
GRANTEE: TODD GORDON H & PAU						

EXTRA FEATURES																
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
7	0351	CARPORT MT	0	100	18	20			10.00	100	2006	2006	3	31	1,116	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W25 UEP=[YR=1993] N8 W15 S8 E15 \$ W15 S24	
UOP=[YR=1993] S8 E40 N8 W40 \$ E40 N24 \$ .	

LAND DESCRIPTION																								
TOTAL OB/XF 1,116																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							