BLOCK 1 LOT 33
IN OR 1424/1850
R621655 & R621656

ROBINSON PAMELA B/PANKE PAUL E
95026 TYSON RD
FERNANDINA BEACH, FL 32034

**2023**

**45-2N-28-550A-0001-0330**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

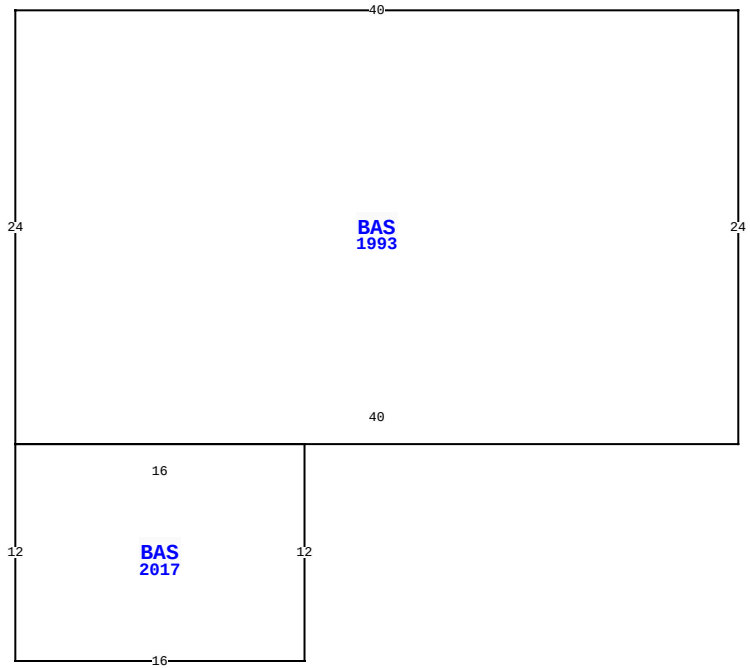
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 70 |
| Interior Wall | 05 | DRYWALL 30 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 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 | 21,715 |
| BAS | 192 | 100 | 192 | 4,343 |
| TOTALS | 1,152 | | 1,152 | 26,058 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,152 | 116.0000 | 75.40 | 86,861 | 1984 | 1984 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr




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

95173 CLEARWATER RD, FERNANDINA BEACH

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 26,058 |
| TOTAL MARKET OB/XF VALUE | 2,635 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 113,693 |
| SOH/AGL Deduction | 50,660 |
| ASSESSED VALUE | 63,033 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 63,033 |
| TOTAL JUST VALUE | 113,693 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 70,600 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8595 | ADDITION | 4,080 | 12/30/1992 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1424/1850 | 6/30/2006 | QC | U | I | 01 | 100 |
| GRANTOR: ROBINSON PAMELA B | | | | | | |
| GRANTEE: ROBINSON PAMELA B & | | | | | | |
| 1149/1690 | 7/01/2003 | QC | U | I | 01 | 100 |
| GRANTOR: ROBINSON LARRY A | | | | | | |
| GRANTEE: ROBINSON PAMELA B | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 BAS=[YR=2017] S12 E16 N12 W16$ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0752 | USP | 0 | 0 | 24 | 12 | 288.00 | SF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 26 | 1,123 | |
| 5 | 0756 | FEP | 0 | 0 | 14 | 8 | 112.00 | SF | 27.00 | 27.00 | 100 | 2010 | 2010 | 3 | 50 | 1,512 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,635

| 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 | 0 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 06/20/2017 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS