BLOCK 1 LOT 34
IN OR 1992/141
R673399 & R673400

FORTENBERRY MASON H
95205 CLEARWATER RD
FERNANDINA BEACH, FL 32034

**2023**

**45-2N-28-550A-0001-0340**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

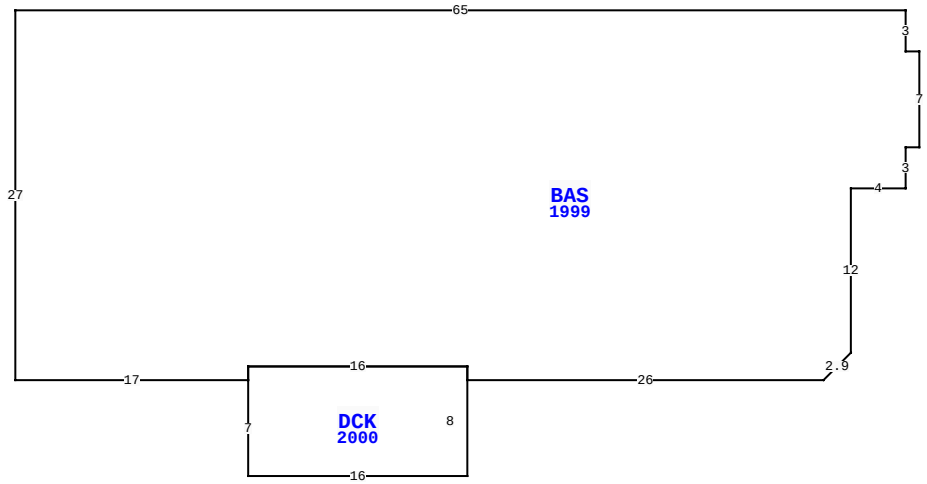
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,688 | 100 | 1,688 | 78,401 |
| DCK | 128 | 15 | 19 | 882 |
| TOTALS | 1,816 | | 1,707 | 79,284 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,707 | 144.2400 | 100.97 | 172,356 | 1999 | 1999 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 94+ – 100% - 2018 Heated Area: 1688 HX Base Yr 2018




95205 CLEARWATER RD, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 79,284 |
| TOTAL MARKET OB/XF VALUE | | 5,666 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 169,950 |
| SOH/AGL Deduction | | 84,227 |
| ASSESSED VALUE | | 85,723 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 35,723 |
| TOTAL JUST VALUE | | 169,950 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 110,063 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1992/0141 | 7/17/2015 | WD | Q | I | 01 | 75,000 |
| GRANTOR: MICHAEL CLAYTON & MAR | | | | | | |
| GRANTEE: FORTENBERRY MASON H | | | | | | |
| 0869/1133 | 2/26/1999 | WD | U | I | 06 | 100 |
| GRANTOR: VICKERY BENTON A | | | | | | |
| GRANTEE: MICHAEL CLAYTON & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W65 S27 E17 DCK=[YR=2000] S7 E16 N8 W16 S1$ N1 E16 S1 E26 R2 U2 N12 E4 N3 E1 N7 W1 N3$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 84 | 2,940 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 6 | 2 | 12.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 79 | 62 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 30 | 12 | 360.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 74 | 2,664 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,666

| 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 07/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS