BLOCK 1 LOT 38
2007/JACO/DWMH
SPRING HILL SUB PB 5/32

FLATAU SANDRA
118 IDLE HOUR DRIVE
MACON, GA 31210

2023

45-2N-28-550A-0001-0380

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

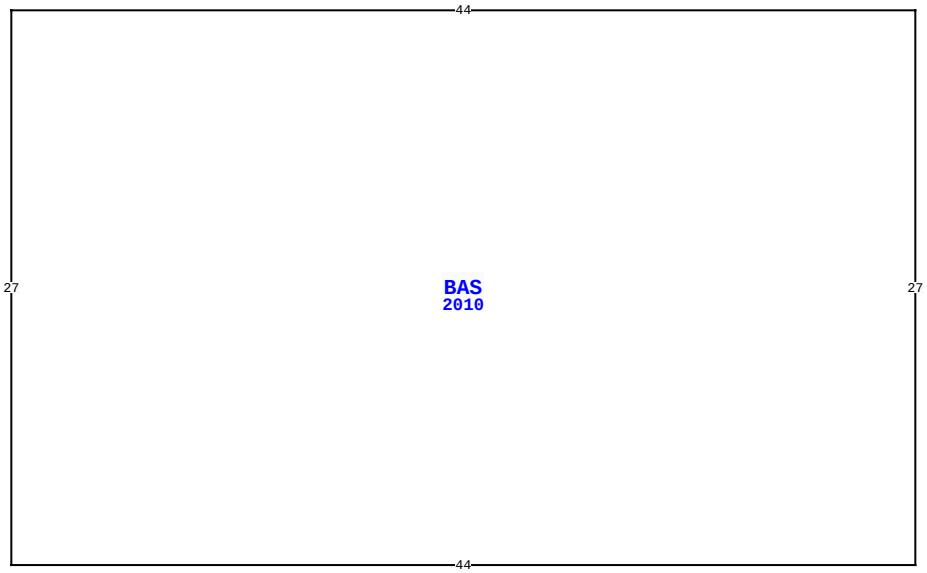
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	119,842
TOTALS	1,188		1,188	119,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	154.9600	108.47	128,862	2007	2017	0	0	0	7.00	93.00

3 M/H 94+ – 0% - 0 Heated Area: 1188 HX Base Yr



95321 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	119,842
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	204,842
SOH/AGL Deduction	53,655
ASSESSED VALUE	151,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,187
TOTAL JUST VALUE	204,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5289	CO ISSUED	0	08/01/2010
E22788	NEW CONSTR	0	07/01/2010
M15479	H/AC	0	07/01/2010
P14365	NEW CONSTR	0	07/01/2010
003197	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2525/1479	12/30/2021	WD	Q	I	02	179,000
GRANTOR: WALTERS MICHAEL S JR						
GRANTEE: FLATAU SANDRA						
1683/1360	5/17/2010	WD	U	I	12	27,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: WALTERS MICHAEL S J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W44 S27 E44 N27 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	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