

THOMAS TONY/LEE DANIELLE
95371 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-550A-0001-0400

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

0303

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type

030514080304

COMP SHNGL 100 DRYWALL 100 CARPET 70 SHT VINYL 30 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame

3100210002

WOOD FRAME 100

Stories Units

0001000100

Quality

04

Quality Level 04

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

1,560

100

1,560

89,796

TOTALS

1,560

1,560

89,796

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

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

REVIEW DATE

10/17/2019

BY

KWA

Total Acres:

0.00

Total Land Value:

85,000

Market:

0

Agricultural:

0

Common:

85,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDDORCODE

0800021,560128.480089.94140,306200820080036.0064.00

1 M/H 94+ - 100% - 2009Heated Area: 1560HX Base Yr 2009

BLD DATE

12/17/2008

RK

LGL DATE

05/26/2023

MLU

XF DATE

INC DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE89,796

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE174,796

SOH/AGL Deduction84,163

ASSESSED VALUE90,633

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE40,633

TOTAL JUST VALUE174,796

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE116,141

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1569/17546/05/2008WDQI19152,400

GRANTOR:T S FUNDING INC

GRANTEE:THOMAS TONY & DANIE

1558/02113/28/2008WDUI1959,900

GRANTOR:HIDDEN KEY MANAGEMENT

GRANTEE:T S FUNDING INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W52 S30 E52 N30 \$.