

CONWELL JOHN E
95431 CLEARWATER RD
FERNANDINA BEACH, FL 32034

45-2N-28-550A-0001-0420

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	05	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	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 Units	1.	1. 100 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	1,398	100	1,398	41,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,398	140.6400	98.45	137,633	1994	1994	0	0	70.00	30.00

1 M/H 94+ - 100% - 2007Heated Area: 1398HX Base Yr 2007

27

52

27

22

8

5

16

BAS 2004

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		41,290	
TOTAL MARKET OB/XF VALUE		32,026	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		158,316	
SOH/AGL Deduction		82,968	
ASSESSED VALUE		75,348	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		25,348	
TOTAL JUST VALUE		158,316	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		103,611	

PERMIT NUMDESCRIPTIONAMTISSUED

C4424	CO ISSUED	0	05/24/2004
MH4424	MH MOVE-ON	0	05/24/2004
6930	MH MOVE-ON	5,000	09/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
1246/0921	7/19/2004	WD	U	I	01	100

GRANTOR: CONWELL JOHN E

GRANTEE: CONWELL JOHN E & VI

1082/0751	9/23/2002	QC	U	I	01	100
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GRANTOR: CONWELL MARY

GRANTEE: CONWELL JOHN E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W52 S27 E22 N1 E1 S1 E8 N1 E5 S1 E16 N27\$.

EXTRA FEATURES

95431 CLEARWATER RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/26/2023 MLU

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
5	1242	WD DECK A	0 100	7	7	49.00	SF	10.00	10.00	100	1995	1995	3	20	98	
6	1242	WD DECK A	0 100	24	12	288.00	SF	10.00	10.00	100	1995	1995	3	20	576	
7	2700	QUONSET LW	0 100	36	25	900.00	SF	12.00	12.00	100	2008	2008	3	64	6,912	
8	1242	WD DECK A	0 100	20	12	240.00	SF	10.00	10.00	100	2012	2012	3	60	1,440	
9	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
10	1242	WD DECK A	0 100	14	12	168.00	SF	10.00	10.00	100	2012	2012	3	60	1,008	
11	0810	CONCRETE A	0 100	24	18	432.00	SF	6.50	6.50	100	2012	2012	3	94	2,640	
12	0510	GARAGE WD-	0 100	30	18	540.00	SF	35.00	35.00	100	2012	2012	3	71	13,419	
13	0680	POLE SHED	0 100	38	12	456.00	SF	10.00	10.00	100	2012	2012	3	71	3,238	

LAND DESCRIPTIONTOTAL OB/XF32,026

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