

PILKINGTON DAVID N & CHERYL R
95497 CLEARWATER RD
FERNANDINA BEACH, FL 32034

45-2N-28-550A-0001-0440

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall		30	VINYL 100		0800	02	1,512	116.8000		81.76	123,621	2021	2021			0	0	1.00	99.00	VALUATION BY					STANDARD									
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2023										Heated Area: 1512					HX Base Yr 2023					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100		27 -56 BAS 2021 -56 27										BUILDING MARKET VALUE					122,385														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					0														
Interior Floo		13	LVT/LAMNT 60												TOTAL LAND VALUE - MARKET					85,000														
Interior Floo		14	CARPET 40												TOTAL MARKET VALUE					207,385														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					0														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					207,385														
Bedrooms			3 100												TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms			2 100												BASE TAXABLE VALUE					157,385														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					207,385														
Stories			1. 1. 100												NCON VALUE					0														
Units			0 100		INCOME VALUE																													
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE					154,901																								
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	1,512	100	1,512	122,385																														
TOTALS					1,512		1,512	122,385																										
EXTRA FEATURES					95497 CLEARWATER RD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/26/2023		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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	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		12/30/2021		BY	KW		Total Acres: 0.00		Total Land Value: 85,000		Market: 0		Agricultural: 0		Common: 85,000		PRINTED 08/02/2023 BY SYS																	