

BLOCK 2 LOT 22 (EX S100 FT)
IN OR 676/1789
R672519 & R672520

CAIN PRESTON L & GWYNN MOORE
95062 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

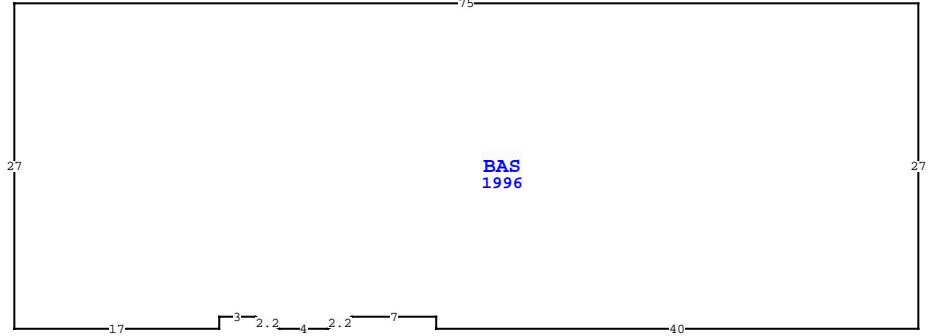
2023

45-2N-28-550A-0002-0220



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 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		4 100	
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
BAS	2,013	100	2,013
			SUBAREA MARKET VALUE
			79,272
TOTALS	2,013		2,013
			79,272

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 1994							
				Heated Area: 2013			HX Base Yr 1994				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			79,272
TOTAL MARKET OB/XF VALUE			5,674
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			169,946
SOH/AGL Deduction			100,905
ASSESSED VALUE			69,041
TOTAL EXEMPTION VALUE	HX HB VX		49,041
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			169,946
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961480	MH MOVE-ON	0	09/01/1996
94-01044	XFOB	3,600	05/01/1994
MH93-007	MH MOVE-ON	10,000	04/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0676/1789	3/11/1993	WD Q	Q	V		15,000
GRANTOR: WILLIAMS LILLIE MAE						
GRANTEE: CAIN PRESTON & GWYN						
0527/0177	9/23/1987	WD Q	Q	I		8,000
GRANTOR: SHEFFIELD WANDA D						
GRANTEE: WILLIAMS LILLIE MAE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	30	30	900.00	SF	26.25	26.25	100	1994
2	1242	WD DECK A	0 100	10	12	120.00	SF	10.00	10.00	100	1996

TOTAL OB/XF											
5,674											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W75 S27 E17 N1 E3 D1 R2 E4 U1 R2 E7 S1 E40 N27S.											

LAND DESCRIPTION												TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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							