BLOCK 2 LOT 3
SPRING HILL SUB #2 PB 5/35

SMARTLEY DENNIS L/E & CHRISTINE L/E/
95240 CATALINA DR
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

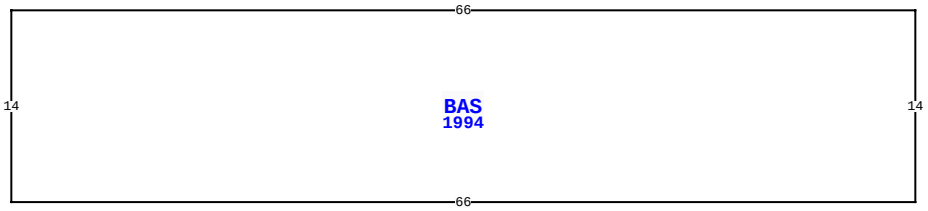
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	8,307
TOTALS	924		924	8,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	924	69.1600	44.95	41,534	1984	1984	0	0	25	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



95608 CLEARWATER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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
1	0811	CONCRETE B	0	0	0	0	1,150.00	SF	5.20	5.20	100	1991	1991	3	64	3,827	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	8,307
TOTAL MARKET OB/XF VALUE	3,827
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	97,134
SOH/AGL Deduction	37,966
ASSESSED VALUE	59,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,168
TOTAL JUST VALUE	97,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230006374			05/17/2023
03012023	MH MOVE-ON	0	04/06/2023
94691	MH MOVE-ON	9,500	12/01/1994
6969	XFOB	13,056	01/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2373/1212	6/30/2020	WD	U	I	11	100
GRANTOR: SMARTLEY DENNIS & CHR						
GRANTEE: SMARTLEY FREDERICK						
2364/0949	5/25/2020	WD	Q	I	01	60,000
GRANTOR: INCE KATHERINE E						
GRANTEE: SMARTLEY DENNIS & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,827

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/31/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS