BLOCK 2 LOT 8
PT OR 1688/847
R498181 & R498182

CARTER JOHN J SR & PAULA
95404 ARBOR LN
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

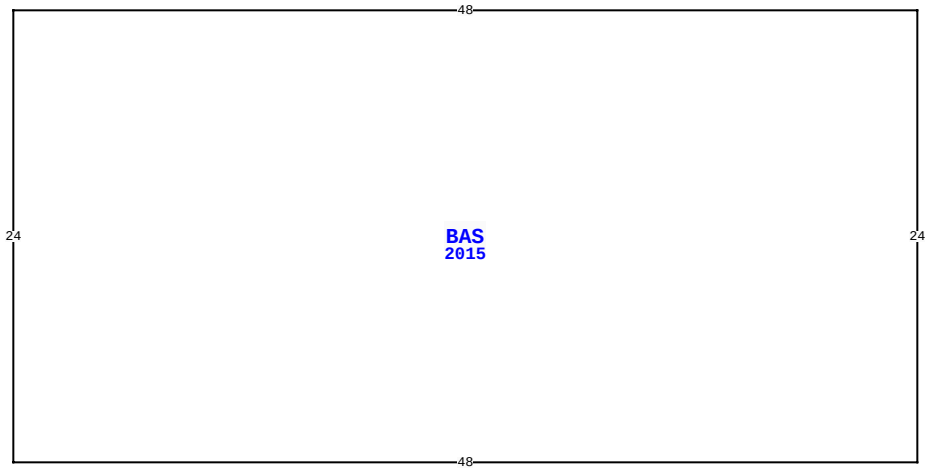
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	36,901
TOTALS	1,152		1,152	36,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	123.2000	80.08	92,252	1991	1996	0	0	0	60.00	40.00

2 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



95472 CLEARWATER RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,901
TOTAL MARKET OB/XF VALUE	1,870
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	123,771
SOH/AGL Deduction	61,889
ASSESSED VALUE	61,882
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,882
TOTAL JUST VALUE	123,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135472	CO ISSUED	0	06/01/2013
MH135472	MH MOVE-ON	0	05/01/2013
7777	REMODEL	3,500	01/07/1992
8763	MH MOVE-ON	1,500	12/19/1991
7407	CHNGE SRVC	200	05/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1688/0847	7/12/2010	WD	U	I	11	100
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: CARTER JOHN J SR &						
1681/0927	6/09/2010	CT	U	I	18	215,000
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W48 S24 E48 N24$.

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
3	0752	USP	0	0	12	10	120.00	SF	15.00	15.00	100	2013	2013	3	75	1,350	
4	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2013	2013	3	65	520	

LAND DESCRIPTION

TOTAL OB/XF 1,870

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 07/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS