BLOCK 2 LOT 17
IN OR 485 PG 335
2008 LIOH DW/MH

BAYLON ALFONSO D & MARIAN S
95216 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0002-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

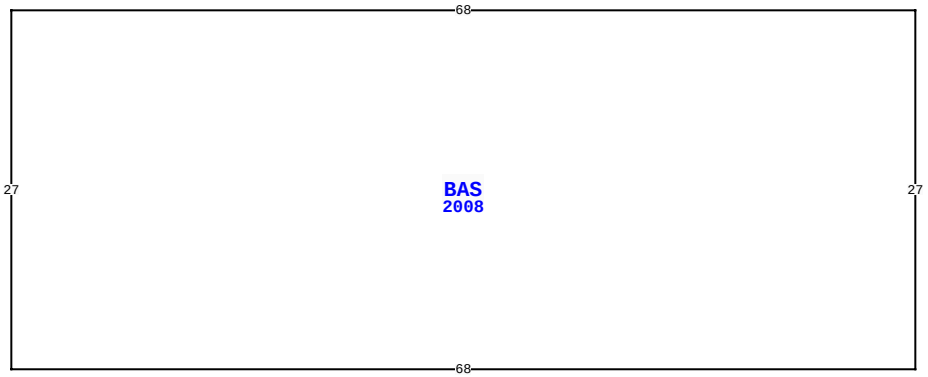
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	115,683
TOTALS	1,836		1,836	115,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	140.6400	98.45	180,754	2008	2008	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 1989 Heated Area: 1836 HX Base Yr 1989



95216 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		115,683
TOTAL MARKET OB/XF VALUE		8,211
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		208,894
SOH/AGL Deduction		109,625
ASSESSED VALUE		99,269
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,269
TOTAL JUST VALUE		208,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5141	CO ISSUED	0	11/24/2008
P13542	NEW CONSTR	0	11/01/2008
E14230	H/AC	0	11/01/2008
E21389	NEW CONSTR	0	11/01/2008
9401308	XFOB	3,094	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0485/0335	3/01/1986	WD	Q	V		10,400

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W68 S27 E68 N27$.

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	0350	CARPORT WD	0	100	22	24	528.00	SF	6.50	6.50	100	1984	1984	3	20	686	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	26.25	26.25	100	1990	1990	3	20	2,100	
4	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	1990	1990	3	20	336	
5	0350	CARPORT WD	0	100	12	18	216.00	SF	13.00	13.00	100	1995	1995	3	20	562	
6	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	1995	1995	3	20	1,008	
7	0680	POLE SHED	0	100	14	14	196.00	SF	10.00	10.00	100	1995	1995	3	24	470	
8	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50	6.50	100	1995	1995	3	72	702	
9	0681	POLE SHED	0	100	13	16	208.00	SF	15.00	15.00	100	2008	2008	3	56	1,747	
10	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2010	2010	3	50	600	

LAND DESCRIPTION

TOTAL OB/XF 8,211

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	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 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