

**WILLIAMS OLVAN E JR**  
95303 MARC ANTHONY RD  
FERNANDINA BEACH, FL 32034

**45-2N-28-550B-0002-0180**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL 100  
GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 50

Interior Floo14CARPET 50

Air Condition Heating Type03CENTRAL 100  
04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units BUD8 Adjustme04DIST 01 100

Quality04Quality Level 04

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4004.00

TOTALS2,4402,320120,189

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800022,320127.600089.32207,222200520050042.0058.00

1 M/H 94+ - 0% - 0Heated Area: 2280HX Base Yr

UOP2019

BAS2008

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10510GARAGE WD-002020400.00SF35.0035.00100199919993283,920

20500FP-PRE FAB00001.00UT3,500.003,500.00100200520053903,150

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH0OR0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE10/31/2019BYKWA

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE120,189

TOTAL MARKET OB/XF VALUE7,070

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE212,259

SOH/AGL Deduction60,930

ASSESSED VALUE151,329

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE151,329

TOTAL JUST VALUE212,259

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE141,889

SALES DATA

OFF RECORD NumberDATETYPE INSTQU I V I RSN CD SALE PRICE

0896/05188/23/1999WDQI27,100

GRANTOR:WISNER MARK E & CYNTH

GRANTEE:WILLIAMS OLVAN E JR

0747/021012/22/1995WDQI40,000

GRANTOR:HARRIS MARVIN & MARGA

GRANTEE:WISNER MARK E & CYN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 UOP=[YR=2019] N10 W16 S10 E16\$ W52 S30 E76 N30\$.