

PDJ LLC
PO BOX 15163
FERNANDINA BEACH, FL 32035

45-2N-28-550B-0003-0010



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

30

VINYL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 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 Units

1. 1. 100
0 100

Quality

04

Quality Level 04

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

1,288

100

1,288

53,759

UOP

96

25

24

1,002

TOTALS

1,384

1,312

54,761

EXTRA FEATURES

L N

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

1242

WD DECK A

0 0

7 5

35.00 SF

10.00

10.00

100

2013

2013

3

65

228

2

0810

CONCRETE A

0 0

0 0

276.00 SF

6.50

6.50

100

2011

2011

3

93

1,668

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,312

135.5200

94.86

124,456

1998

1998

0

0

0

56.00

44.00

Heated Area:

1288

HX Base Yr

23

56

37

10

12

8

8

12

BAS

2001

UOP

2014

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/26/2023

MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

54,761

TOTAL MARKET OB/XF VALUE

1,896

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

141,657

SOH/AGL Deduction

48,890

ASSESSED VALUE

92,767

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

92,767

TOTAL JUST VALUE

141,657

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

91,852

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

1925/1716

6/02/2014

WD

U

I

11

100

GRANTOR:TIFTON NASSAU LLC

GRANTEE: PDJ LLC

1915/1563

3/05/2014

WD

U

I

11

100

GRANTOR:TIFTON NASSAU LLC

GRANTEE: PDJ LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S23 E19 UOP=[YR=2014] S8 E12 N8 W12\$ E37 N23\$.