BLOCK 3 LOT 29
IN OR 957/1617
SPRING HILL SUB UNIT 2 PB 5/35

GREEN JACKIE L
940581 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0290

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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	04	Quality Level 04

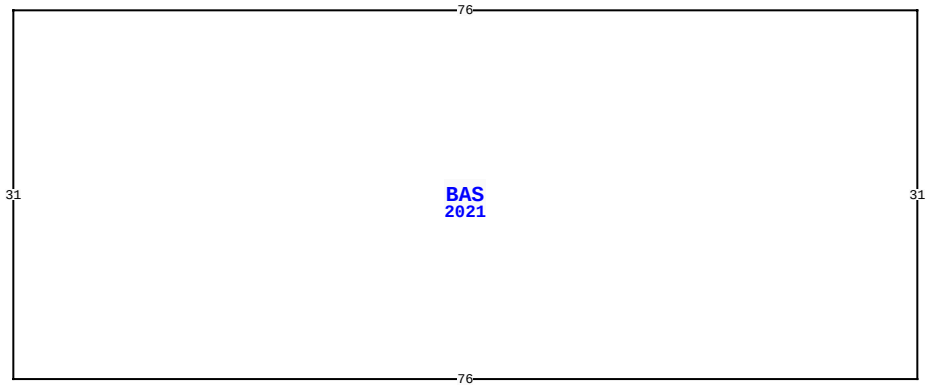
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	220,555
TOTALS	2,356		2,356	220,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	135.0800	94.56	222,783	2021	2021	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2022 Heated Area: 2356 HX Base Yr 2022



940581 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,555
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		305,555
SOH/AGL Deduction		91,797
ASSESSED VALUE		213,758
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		158,758
TOTAL JUST VALUE		305,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH12469	CO ISSUED	0	10/12/2021
MH12469	MH MOVE-ON	0	09/16/2021
B21443	DEMOLITION OF MH	5,280	05/01/2008
961476	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0957/1617	11/13/2000	QC	U	I	01	6,000
GRANTOR: GREEN JACKIE L & SYLV						
GRANTEE: GREEN JACKIE L						
0768/0248	8/12/1996	WD	U	V	05	100
GRANTOR: SHEPPARD JOHN H						
GRANTEE: GREEN JACKIE L & SY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S31 E76 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/07/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS