BLOCK 3 LOT 30
IN OR 1787/1854
MH/ID FLHML2B157123406A &

CRIST DANNY-ELLEN
940607 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0300

BUILDING CHARACTERISTICS

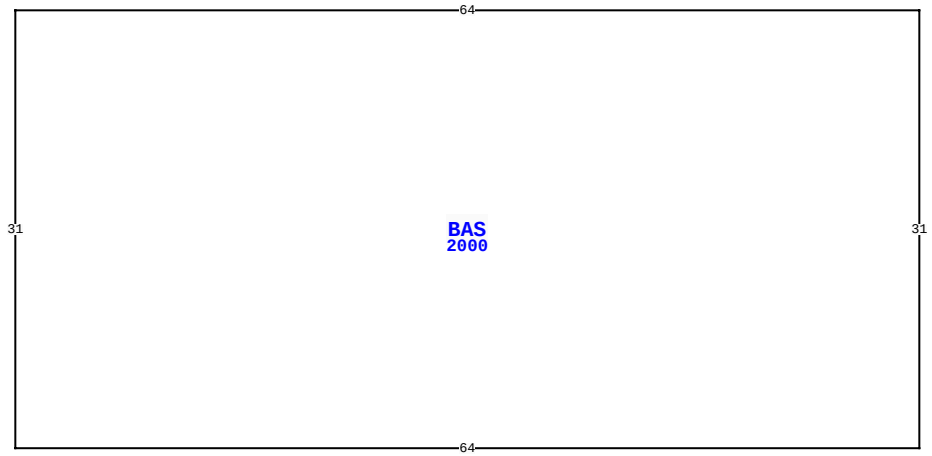
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,984	100	1,984	84,766
TOTALS	1,984		1,984	84,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	127.1600	89.01	176,596	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2013 Heated Area: 1984 HX Base Yr 2013



940607 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 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		116,168
TOTAL MARKET OB/XF VALUE		14,722
TOTAL LAND VALUE - MARKET		106,250
TOTAL MARKET VALUE		237,140
SOH/AGL Deduction		115,342
ASSESSED VALUE		121,798
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,798
TOTAL JUST VALUE		237,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105856	GARAGE	78,458	05/07/2021
003069	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1787/1854	4/09/2012	WD	U	I	30	72,000
GRANTOR: TYLER JENNIFER E						
GRANTEE: CRIST DANNY-ELLEN						
0934/0578	5/30/2000	WD	U	I	01	100
GRANTOR: KINGERY DANELLE E & M						
GRANTEE: TYLER JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W64 S31 E64 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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
4	1242	WD DECK A	0	100	46	12	552.00	SF	10.00	10.00	100	1999	1999	3	20	1,104	
5	0811	CONCRETE B	0	100	0	0	1,476.00	SF	5.20	5.20	100	2000	2000	3	80	6,140	
6	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
7	0530	STBL WD	0	100	24	14	336.00	SF	15.00	15.00	100	2012	2012	3	71	3,578	
8	0463	FENCE GATE	0	100	0	0	1.00	UT	900.00	900.00	100	2012	2012	3	85	765	

LAND DESCRIPTION

TOTAL OB/XF 14,722

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	1.25	85,000.00	106,250.00	106,250							

REVIEW DATE 02/07/2022 BY KW Total Acres: 0.00 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 08/02/2023 BY SYS

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IN OR 1787/1854
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2023

45-2N-28-550B-0003-0300

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

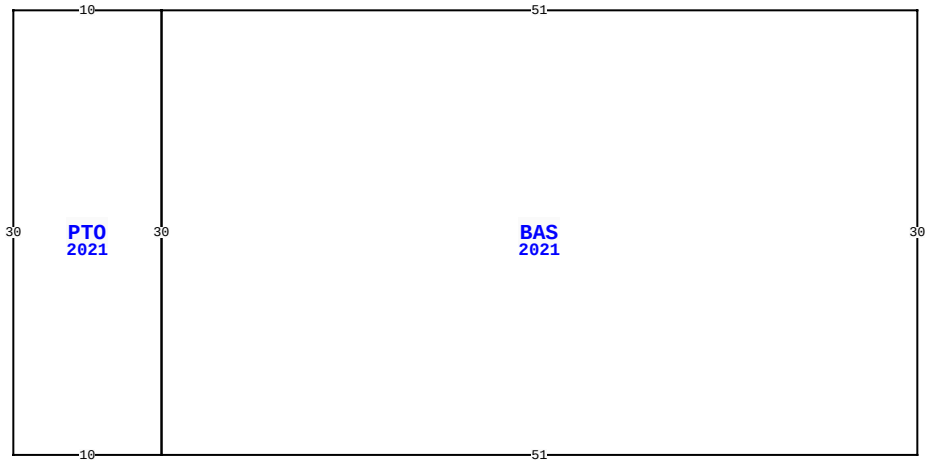
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	1,530	31,097
PTO	300	5	15	305
TOTALS	1,830		1,545	31,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,545	58.6500	20.53	31,719	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2013 Heated Area: 1530 HX Base Yr 2013



940607 OLD NASSAUVILLE RD, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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GRANTOR: KINGERY DANELLE E & M						
GRANTEE: TYLER JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W51 PTO=[YR=2021] W10 S30 E10 N30$ S30 E51 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/07/2022 BY KW Total Acres: 0.00 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 08/02/2023 BY SYS