BLOCK 3 LOT 42
SPRING HILL SUB #2 PB 5/35

RAY DUSTIN ROSS
940793 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0420

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

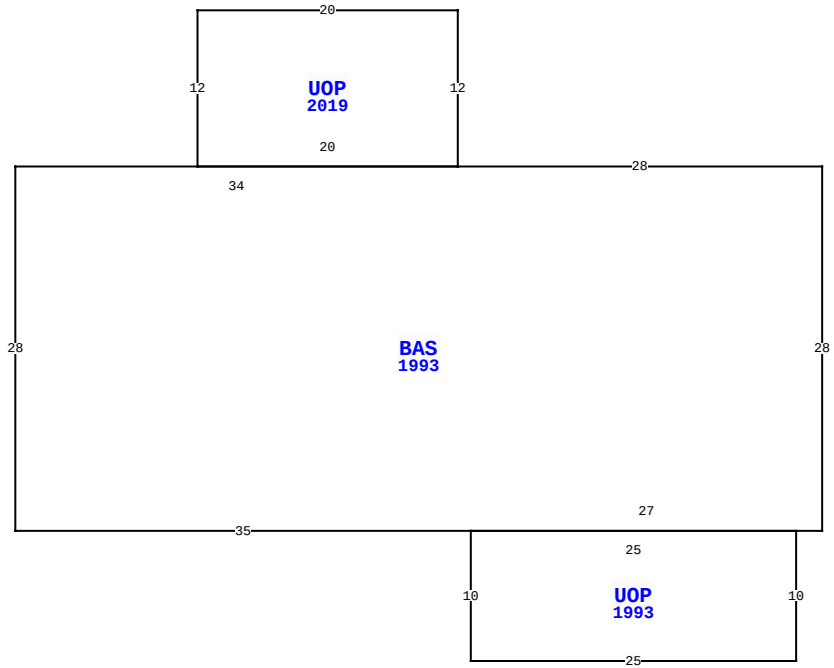
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,736	100	1,736	82,937
UOP	250	25	62	2,962
UOP	240	25	60	2,866
TOTALS	2,226		1,858	88,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,858	126.7200	82.37	153,043	1990	2005	0	0	0	42.00	58.00

1 M/H 93- – 0% - 0 Heated Area: 1736 HX Base Yr



940793 OLD NASSAUVILLE 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	97,192
TOTAL MARKET OB/XF VALUE	4,907
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	187,099
SOH/AGL Deduction	50,294
ASSESSED VALUE	136,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,805
TOTAL JUST VALUE	187,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
993946	H/AC	0	08/01/1999
8018	MH MOVE-ON	34,093	01/09/1990
6192	XFOB	10,608	01/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/1285	6/26/2019	WD	U	I	12	172,500
GRANTOR: USA REGROWTH FUND LLC						
GRANTEE: RAY DUSTIN ROSS						
2281/1631	6/11/2019	SW	U	I	11	100
GRANTOR: THE RMAC TRUST						
GRANTEE: USA REGROWTH FUND L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UOP=[YR=2019] N12 W20 S12 E20$ W34 S28 E35
UOP=[YR=1993] S10 E25 N10 W25 $ E27 N28 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0810	CONCRETE A	0	0	21	24	504.00	SF	6.50	6.50	100	1997	1997	3	75	2,457	

LAND DESCRIPTION

TOTAL OB/XF 4,907

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	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 01/03/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

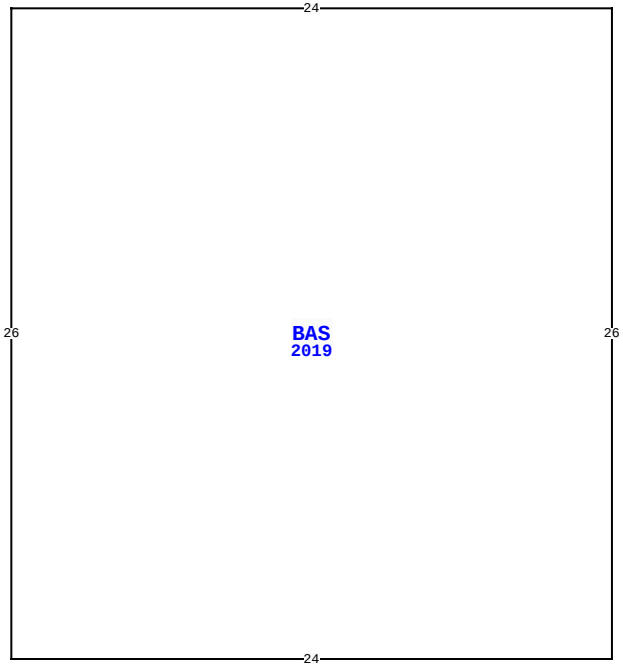
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	8,427
TOTALS	624		624	8,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	77.1650	27.01	16,854	1994	1994	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 624 HX Base Yr



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BASE TAXABLE VALUE	136,805
TOTAL JUST VALUE	187,099
NCON VALUE	0
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: USA REGROWTH FUND LLC						
GRANTEE: RAY DUSTIN ROSS						
2281/1631	6/11/2019	SW	U	I	11	100
GRANTOR: THE RMAC TRUST						
GRANTEE: USA REGROWTH FUND L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S26 E24 N26$.

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 01/03/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS