BLOCK 3 LOT 43
IN OR 2246/1339
R788201 & R788204

GOLAS TRACY & CHER
940805 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0430

BUILDING CHARACTERISTICS

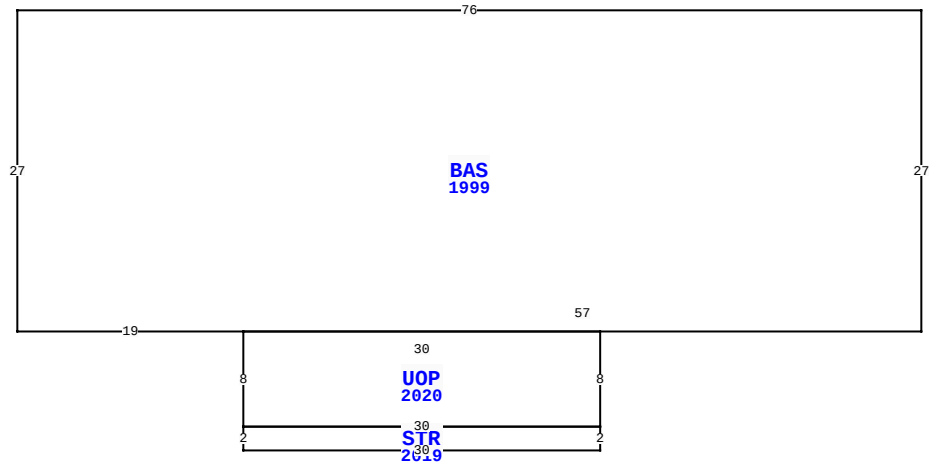
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	2,052	100	2,052	112,541
STR	60	10	6	329
UOP	240	25	60	3,291
TOTALS	2,352		2,118	116,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,118	135.0800	94.56	200,278	1999	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2020 Heated Area: 2052 HX Base Yr 2020



940805 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		141,590
TOTAL MARKET OB/XF VALUE		7,515
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		234,105
SOH/AGL Deduction		77,904
ASSESSED VALUE		156,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,201
TOTAL JUST VALUE		234,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905626	GARAGE	13,000	08/01/2019
982498	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/1339	12/18/2018	SW	U	I	12	94,500
GRANTOR: CIM TRUST						
GRANTEE: GOLAS TRACY & CHER						
2223/1527	9/17/2018	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CIM TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S27 E19 UOP=[YR=2020] S8 STR=[YR=2019] S2 E30 N2 W30$ E30 N8 W30$ E57 N27$.

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
2	0810	CONCRETE A	0	100	57	3	171.00	SF	6.50	6.50	100	2019	2019	3	99	1,100	
3	0810	CONCRETE A	0	100	27	20	540.00	SF	6.50	6.50	100	2019	2019	3	99	3,475	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 7,515

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 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

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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

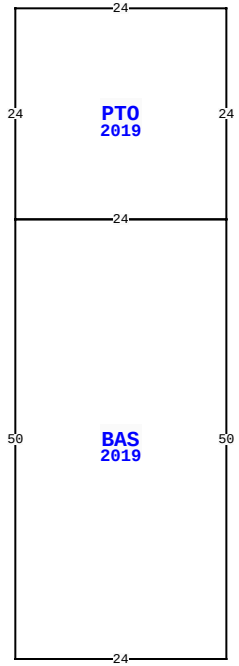
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	24,828
PTO	576	5	29	600
TOTALS	1,776		1,229	25,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,229	60.9500	21.33	26,215	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 1200 HX Base Yr 2020



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2223/1527	9/17/2018	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CIM TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 N50 PTO=[YR=2019] N24 E24 S24 W24$ E24 S50 $.

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