BLOCK 3 LOT 45
IN OR 742 PG 1551
R672310 & R672111

SCARBERRY RICHARD P & LESLIE A
940833 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0450

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

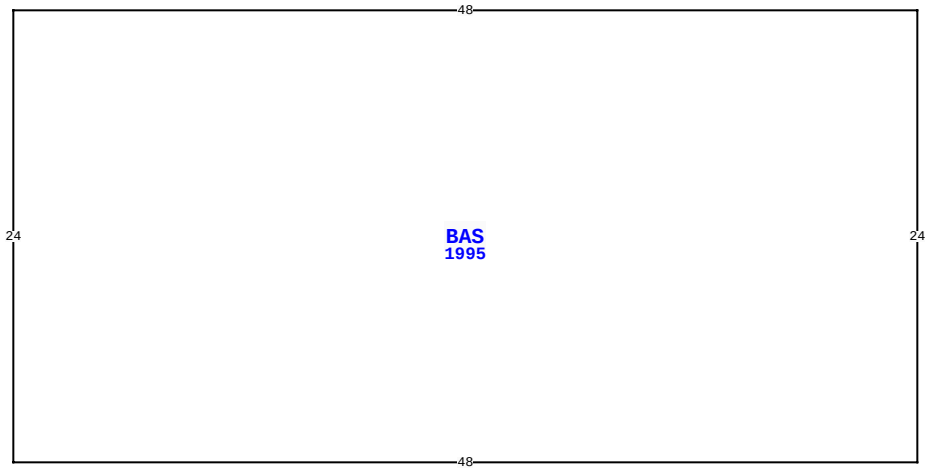
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	30,444
TOTALS	1,152		1,152	30,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	135.5200	88.09	101,480	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1152 HX Base Yr 1996



940833 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		30,444
TOTAL MARKET OB/XF VALUE		2,314
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		117,758
SOH/AGL Deduction		71,165
ASSESSED VALUE		46,593
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,593
TOTAL JUST VALUE		117,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704228	H/AC	0	07/01/2017
95-1067	MH MOVE-ON	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0742/1551	10/30/1995	WD	U	I		16,000
GRANTOR: SIMPSON SHELLY & WAND						
GRANTEE: SCARBERRY RICHARD &						
0414/0050	3/01/1984	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S24 E48 N24$.

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	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2013	2013	3	65	624	
2	1242	WD DECK A	0	100	0	0	260.00	SF	10.00	10.00	100	2013	2013	3	65	1,690	

LAND DESCRIPTION

TOTAL OB/XF 2,314

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 05/03/2017 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS