BLOCK 3 LOT 46
IN OR 2063/903
SPRING HILL SUB UNIT 2 PB 5/35

YAKUNOVICH IVAN & BRANDY
940847 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0460

BUILDING CHARACTERISTICS

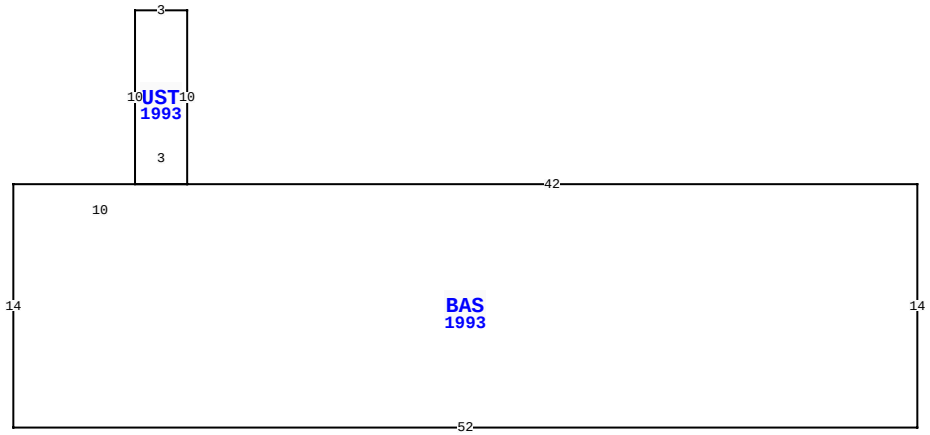
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	728	100	728	14,148
UST	30	55	16	311
TOTALS	758		744	14,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	99.6600	64.78	48,196	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 728 HX Base Yr 2021



940847 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		14,459
TOTAL MARKET OB/XF VALUE		368
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		99,827
SOH/AGL Deduction		44,485
ASSESSED VALUE		55,342
TOTAL EXEMPTION VALUE	HX HB	30,342
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
97E4034	CHNGE SRVC	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2063/0903	8/05/2016	WD	U	I	30	45,000
GRANTOR: GARDNER SHARON KAY &						
GRANTEE: YAKUNOVICH IVAN & B						
1142/1971	6/05/2003	QC	U	I	01	10,800
GRANTOR: JENKINS SALLY ANN						
GRANTEE: GARDNER SHARON KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 UST=[YR=1993] N10 W3 S10 E3$ W10S14 E52 N14$.

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	8	8	64.00	SF	10.00	10.00	100	1987	1987	3	20	128	
2	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1987	1987	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 368

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