

BLOCK 3 LOT 49
IN OR 960/435
EX R/W IN OR 672/627

CARTER THOMAS S & KIMBERLY D
PO BOX 239
YULEE, FL 32041-0239

2023

45-2N-28-550B-0003-0490



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																
Exterior Wall	05	AVERAGE 100	0800	02	2,452	123.2000	86.24	211,460	2000	2000	0	0	0	52.00	48.00	VALUATION SUMMARY																															
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1993													Heated Area: 2356										HX Base Yr 1993																					
Roof Cover	12	MODULAR MT 100	76 31 58 18 20 16 20 16 20 BAS 2000 FOP 2011																									VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100																										Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 80																										BUILDING MARKET VALUE										101,501									
Interior Floo	08	SHT VINYL 20																										TOTAL MARKET OB/XF VALUE										15,118									
Air Condition	03	CENTRAL 100																										TOTAL LAND VALUE - MARKET										85,000									
Heating Type	04	AIR DUCTED 100																										TOTAL MARKET VALUE										201,619									
Bedrooms	4	100																										SOH/AGL Deduction										106,754									
Bathrooms	2.5	100																										ASSESSED VALUE										94,865									
Frame	02	WOOD FRAME 100																										TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100																										BASE TAXABLE VALUE										44,865									
Units	0	100	TOTAL JUST VALUE										201,619																																		
			NCON VALUE										0																																		
			INCOME VALUE																																												
			PREVIOUS YEAR MKT VALUE										132,644																																		
Quality			03	Quality Level 03																																											
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	2,356	100	2,356	97,527																																											
FOP	320	30	96	3,974																																											
TOTALS			2,676		2,452	101,501																																									
EXTRA FEATURES			940887 OLD NASSAUVILLE RD, FERNANDINA BEACH																																												
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																															
2	0510	GARAGE WD-	0 100	30	30	900.00	SF	35.00	35.00	100	1994	1994	3	23	7,245																																
3	1242	WD DECK A	0 100	40	14	400.00	SF	10.00	10.00	100	2001	2001	3	20	800																																
4	0752	USP	0 100	40	14	560.00	SF	15.00	15.00	100	2010	2010	3	64	5,376																																
5	0810	CONCRETE A	0 100	30	10	300.00	SF	6.50	6.50	100	2005	2005	3	87	1,697																																
LAND DESCRIPTION			TOTAL OB/XF 15,118																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 08/02/2017 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																																															