

BLOCK 3 LOT 50 R567957
IN OR 2106/1487
EX R/W IN OR 688/1123

CARTER KIMBERLY D & THOMAS S
940887 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0500



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	840	100	840	15,528
TOTALS	840		840	15,528

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0751	UOP	0	0	16	8	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	840	94.8000	61.62	51,761	1989	1989	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 840 HX Base Yr											
BAS 1993											
940903 OLD NASSAUVILLE RD, FERNANDINA BEACH											
BLD DATE 05/26/2023 MLU											

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
1	0751	UOP	0	0	16	8	SF	10.00	10.00	100	2010	2010	3	64	819	

TOTAL OB/XF										819						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		15,528	
TOTAL MARKET OB/XF VALUE		819	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		101,347	
SOH/AGL Deduction		48,512	
ASSESSED VALUE		52,835	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		52,835	
TOTAL JUST VALUE		101,347	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		61,807	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8834	N/A	9,000	01/21/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2106/1487	3/01/2017	WD U	I	I	37
GRANTOR: SHELTON SAMANTHA					SALE PRICE 25,000
GRANTEE: CARTER KIMBERLY D &					
2084/0792	11/17/2016	WD U	I	I	11
GRANTOR: SHELTON JAMES C JR ET					
GRANTEE: SHELTON SAMANTHA					

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS=[YR=1993] W60 S14 E60 N14\$.																