PT OF LOT 16 (S-1)
IN OR 2480/936
ESMT PT OR 1043/798

FLORIDA LAND TRUST NO 95077/FLA TRUST SERVICES LLC
P O BOX 6367
JACKSONVILLE, FL 32236-6367

2023

45-2N-28-550E-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	02	Quality Level 02

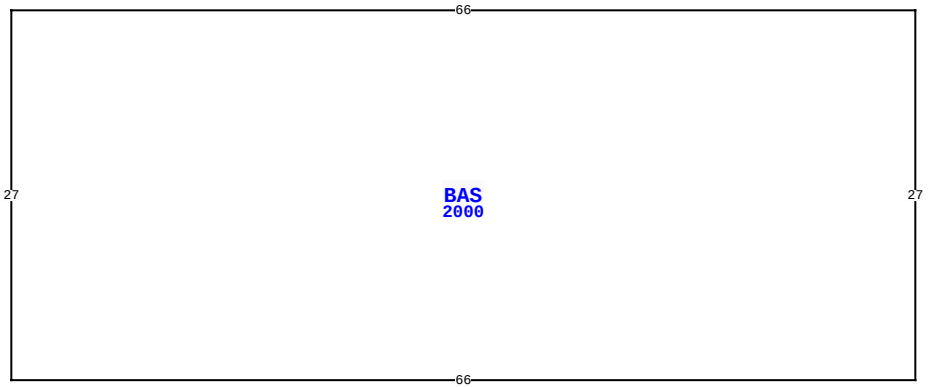
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	48,952
TOTALS	1,782		1,782	48,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	81.7600	57.23	101,984	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1782 HX Base Yr



95077 CAROLINE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	48,952
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	172,200
TOTAL MARKET VALUE	221,152
SOH/AGL Deduction	64,695
ASSESSED VALUE	156,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,457
TOTAL JUST VALUE	221,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0936	7/08/2021	CT	U	I	18	110,000
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						
1941/0260	9/22/2014	AD	U	I	11	100
GRANTOR: PDJ LLC						
GRANTEE: MADDOX MARY & DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S27 E66 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0			0.00	0.00	3.28	AC		1.00	1.00	0.70	75,000.00	52,500.00	172,200							

REVIEW DATE 05/18/2017 BY KW Total Acres: 3.28 Total Land Value: 172,200 Market: 0 Agricultural: 0 Common: 172,200 PRINTED 08/02/2023 BY SYS