LOT 24 1998 SW/MH REDM
ESMT IN OR 849/803
SPRING HILL #5 PB 6/85

THORNTON LEONA R/WINKLER LOIS MARIE
95195 BOBCAT LANE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550E-0024-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

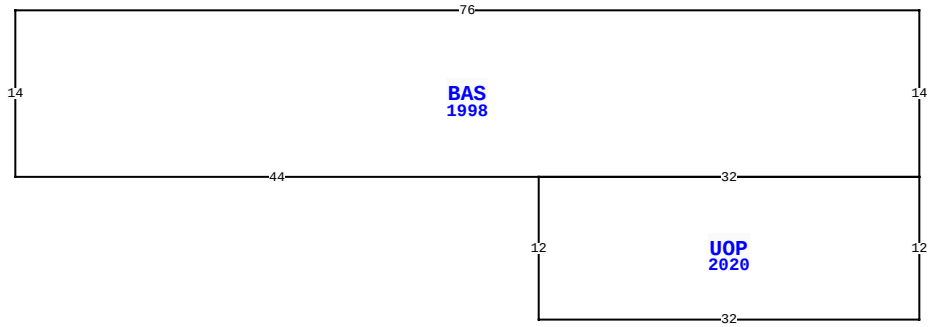
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	38,277
UOP	384	25	96	3,454
TOTALS	1,448		1,160	41,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,160	116.8000	81.76	94,842	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2023 Heated Area: 1064 HX Base Yr 2023



95195 BOBCAT LN, 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		41,730
TOTAL MARKET OB/XF VALUE		42,077
TOTAL LAND VALUE - MARKET		267,750
TOTAL MARKET VALUE		351,557
SOH/AGL Deduction		106,131
ASSESSED VALUE		245,426
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		185,426
TOTAL JUST VALUE		351,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017515	MH MOVE-ON	0	11/28/2022
MH145576	CO ISSUED	0	07/23/2014
B24627	GARAGE	46,872	04/01/2011
P0509509	OTHER	0	05/01/2005
MHU4608	B013	0	01/01/2005
982401	MH MOVE-ON	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0551	4/18/2022	QC	U	I	11	100
GRANTOR: THORNTON KENNETH D &						
GRANTEE: THORNTON KENNETH D						
2014/1306	11/18/2015	QC	U	I	11	100
GRANTOR: SHEFFIELD J HOWARD P/						
GRANTEE: THORNTON KENNETH DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S14 E44 UOP=[YR=2020] S12 E32 N12 W32$ E32 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
3	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
4	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
5	0940	SHEDS/PORT	0	100	12	30	360.00	SF	15.00	15.00	100	2004	2004	3	24	1,296	
9	2701	QUONSET GD	0	100	48	24	1,152.00	SF	15.00	15.00	100	2012	2012	3	72	12,442	
10	0351	CARPORT MT	0	100	36	24	864.00	SF	10.00	10.00	100	2012	2012	3	60	5,184	
11	0681	POLE SHED	0	100	40	13	520.00	SF	15.00	15.00	100	2004	2004	3	40	3,120	
12	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2020	2020	3	93	8,035	

LAND DESCRIPTION

TOTAL OB/XF 42,077

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			0.00	0.00	5.95	AC		1.00	1.00	0.60	75,000.00	45,000.00	267,750							

REVIEW DATE 02/13/2023 BY DJ Total Acres: 5.95 Total Land Value: 267,750 Market: 0 Agricultural: 0 Common: 267,750 PRINTED 08/02/2023 BY SYS