S 349 FT OF E 1/2 OF LOT 93
IN OR 2249/988
6739373 R672909

MIDWAY FERNANDINA MHP LLC/
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660

2024

00-00-30-044B-0093-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

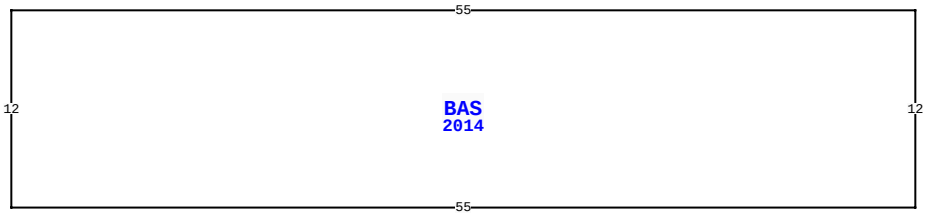
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	12,003
TOTALS	660		660	12,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	660	86.6000	60.62	40,009	1977	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 660 HX Base Yr



2637 MIDWAY RD, FERNANDINA BEACH

BLD DATE	07/29/2024	REA	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	124,718
TOTAL MARKET OB/XF VALUE	29,850
TOTAL LAND VALUE - MARKET	516,000
TOTAL MARKET VALUE	670,568
SOH/AGL Deduction	0
ASSESSED VALUE	670,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	670,568
TOTAL JUST VALUE	670,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH140110	CO ISSUED	0	04/07/2014
B1428357	DEMOLITION	0	02/01/2014
MH140110	NEW CONSTR	0	02/01/2014
MH120106	CO ISSUED	0	05/23/2013
MH120106	MH MOVE-ON	0	11/01/2012
P1216236	MHPLUMB	0	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0988	1/15/2019	WD	Q	I	01	650,000
GRANTOR: MIDWAY INC						
GRANTEE: MIDWAY FERNANDINA M						
0869/0363	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA J						
GRANTEE: MIDWAY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W55 S12 E55 N12$.

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	0	8	8	64.00	SF	10.00	10.00	100	2014	2014	3	65	416	
2	0751	UOP	0	0	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
3	0751	UOP	0	0	8	8	64.00	SF	10.00	10.00	100	2011	2011	3	64	410	
4	0751	UOP	0	0	0	0	72.00	SF	10.00	10.00	100	2010	2010	3	60	432	
5	0751	UOP	0	0	8	5	40.00	SF	10.00	10.00	100	2011	2011	3	64	256	
6	0751	UOP	0	0	7	5	35.00	SF	10.00	10.00	100	2011	2011	3	64	224	
7	2810	MH SPACE	0	0	0	0	10.00	SF	2,400.00	2,400.00	100	0	0	3	100	24,000	
8	0940	SHEDS/PORT	0	0	6	5	30.00	SF	20.10	20.10	100	2000	2000	3	20	121	
9	0751	UOP	0	0	8	12	96.00	SF	10.00	10.00	100	2000	2000	3	28	269	
10	0751	UOP	0	0	10	10	100.00	SF	10.00	10.00	100	2011	2011	3	64	640	

TOTAL OB/XF 26,960

LAND DESCRIPTION

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	002810	C	TRLR PARK	0		RSF-	2349.00	162.00	1.29	AC		1.00	1.00	1.60	250,000.00	400,000.00	516,000							

REVIEW DATE 01/16/2019 BY DJA Total Acres: 1.29 Total Land Value: 516,000 Market: 0 Agricultural: 0 Common: 516,000 PRINTED 08/06/2024 BY SYS

S 349 FT OF E 1/2 OF LOT 93
IN OR 2249/988
6739373 R672909

MIDWAY FERNANDINA MHP LLC/
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660

2024

00-00-30-044B-0093-0010

BUILDING CHARACTERISTICS

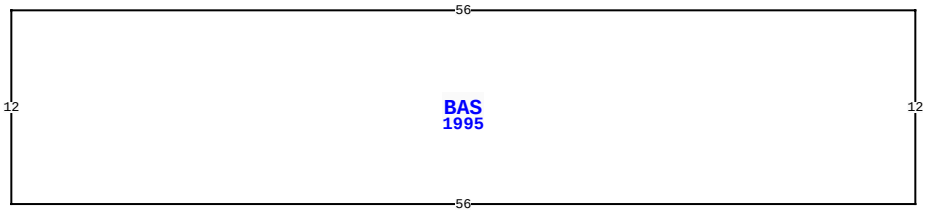
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,221
TOTALS	672		672	12,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	86.6000	60.62	40,737	1972	1995	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



2637 MIDWAY RD, FERNANDINA BEACH

BLD DATE	07/29/2024	REA	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	124,718
TOTAL MARKET OB/XF VALUE	29,850
TOTAL LAND VALUE - MARKET	516,000
TOTAL MARKET VALUE	670,568
SOH/AGL Deduction	0
ASSESSED VALUE	670,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	670,568
TOTAL JUST VALUE	670,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226315	DEMOSW	1,200	08/01/2012
MHA97047	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0988	1/15/2019	WD	Q	I	01	650,000
GRANTOR: MIDWAY INC						
GRANTEE: MIDWAY FERNANDINA M						
0869/0363	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA J						
GRANTEE: MIDWAY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S12 E56 N12$.

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
11	0940	SHEDS/PORT	0	0	6	5	30.00	SF	20.10	20.10	100	2000	2000	3	20	121	
12	0751	UOP	0	0	0	0	96.00	SF	10.00	10.00	100	2000	2000	3	28	269	
13	0751	UOP	0	0	10	8	80.00	SF	10.00	10.00	100	2011	2011	3	64	512	
14	0940	SHEDS/PORT	0	0	5	8	40.00	SF	30.00	30.00	100	2012	2012	3	55	660	
15	0940	SHEDS/PORT	0	0	4	6	24.00	SF	30.00	30.00	100	2011	2011	3	50	360	
16	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2010	2010	3	45	864	
17	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2014	2014	3	65	104	

LAND DESCRIPTION

TOTAL OB/XF 2,890

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

REVIEW DATE 01/16/2019 BY DJA Total Acres: 1.29 Total Land Value: 516,000 Market: 0 Agricultural: 0 Common: 516,000 PRINTED 08/06/2024 BY SYS

S 349 FT OF E 1/2 OF LOT 93
IN OR 2249/988
6739373 R672909

MIDWAY FERNANDINA MHP LLC/
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660

2024

00-00-30-044B-0093-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

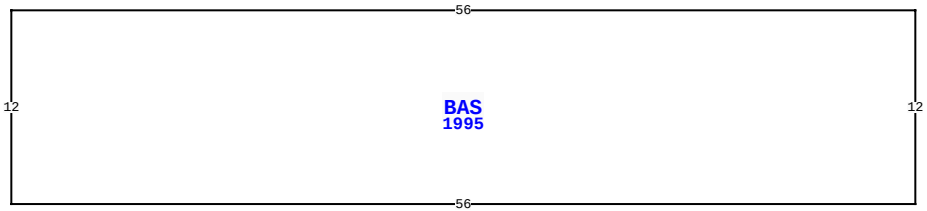
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,221
TOTALS	672		672	12,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	86.6000	60.62	40,737	1973	1995	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



BLD DATE	07/29/2024 REA
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

2637 MIDWAY RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	124,718
TOTAL MARKET OB/XF VALUE	29,850
TOTAL LAND VALUE - MARKET	516,000
TOTAL MARKET VALUE	670,568
SOH/AGL Deduction	0
ASSESSED VALUE	670,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	670,568
TOTAL JUST VALUE	670,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0988	1/15/2019	WD	Q	I	01	650,000
GRANTOR: MIDWAY INC						
GRANTEE: MIDWAY FERNANDINA M						
0869/0363	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA J						
GRANTEE: MIDWAY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S12 E56 N12$.

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

REVIEW DATE 01/16/2019 BY DJA Total Acres: 1.29 Total Land Value: 516,000 Market: 0 Agricultural: 0 Common: 516,000 PRINTED 08/06/2024 BY SYS

S 349 FT OF E 1/2 OF LOT 93
IN OR 2249/988
6739373 R672909

MIDWAY FERNANDINA MHP LLC/
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660

2024

00-00-30-044B-0093-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

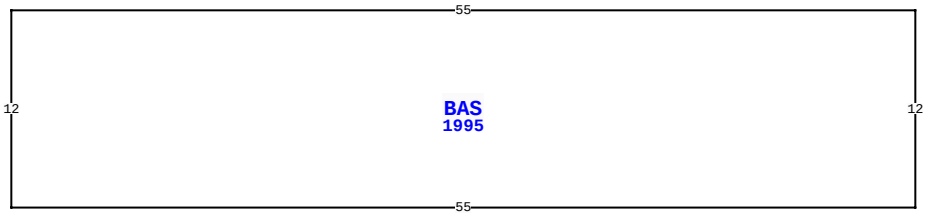
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	12,003
TOTALS	660		660	12,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	660	86.6000	60.62	40,009	1983	1995	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 660 HX Base Yr



BLD DATE	07/29/2024 REA
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

2637 MIDWAY RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	124,718
TOTAL MARKET OB/XF VALUE	29,850
TOTAL LAND VALUE - MARKET	516,000
TOTAL MARKET VALUE	670,568
SOH/AGL Deduction	0
ASSESSED VALUE	670,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	670,568
TOTAL JUST VALUE	670,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0988	1/15/2019	WD	Q	I	01	650,000
GRANTOR: MIDWAY INC						
GRANTEE: MIDWAY FERNANDINA M						
0869/0363	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA J						
GRANTEE: MIDWAY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W55 S12 E55 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/16/2019 BY DJA Total Acres: 1.29 Total Land Value: 516,000 Market: 0 Agricultural: 0 Common: 516,000 PRINTED 08/06/2024 BY SYS

S 349 FT OF E 1/2 OF LOT 93
IN OR 2249/988
6739373 R672909

MIDWAY FERNANDINA MHP LLC/
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660

2024

00-00-30-044B-0093-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

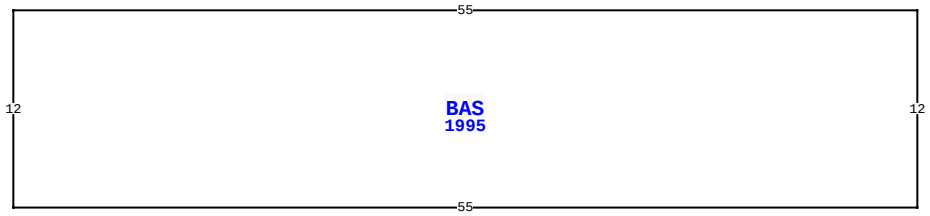
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	12,003
TOTALS	660		660	12,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	660	86.6000	60.62	40,009	1983	1995	0	0	0	70.00	30.00

5 M/H 93- – 0% - 0 Heated Area: 660 HX Base Yr



BLD DATE	07/29/2024 REA
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

2637 MIDWAY RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	124,718
TOTAL MARKET OB/XF VALUE	29,850
TOTAL LAND VALUE - MARKET	516,000
TOTAL MARKET VALUE	670,568
SOH/AGL Deduction	0
ASSESSED VALUE	670,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	670,568
TOTAL JUST VALUE	670,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0988	1/15/2019	WD	Q	I	01	650,000
GRANTOR: MIDWAY INC						
GRANTEE: MIDWAY FERNANDINA M						
0869/0363	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA J						
GRANTEE: MIDWAY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W55 S12 E55 N12$.

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

REVIEW DATE 01/16/2019 BY DJA Total Acres: 1.29 Total Land Value: 516,000 Market: 0 Agricultural: 0 Common: 516,000 PRINTED 08/06/2024 BY SYS

S 349 FT OF E 1/2 OF LOT 93
IN OR 2249/988
6739373 R672909

MIDWAY FERNANDINA MHP LLC/
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660

2024

00-00-30-044B-0093-0010

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

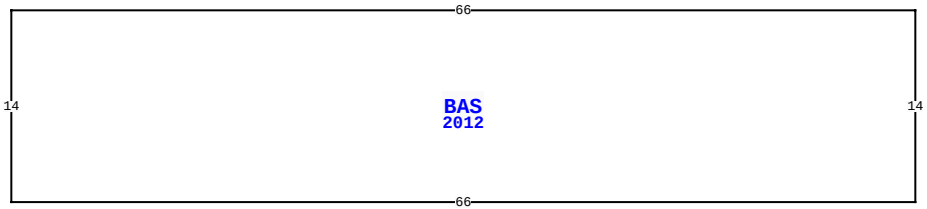
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,774
TOTALS	924		924	17,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	91.6000	64.12	59,247	1984	1995	0	0	0	70.00	30.00

6 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



2637 MIDWAY RD, FERNANDINA BEACH

BLD DATE	07/29/2024	REA	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	124,718
TOTAL MARKET OB/XF VALUE	29,850
TOTAL LAND VALUE - MARKET	516,000
TOTAL MARKET VALUE	670,568
SOH/AGL Deduction	0
ASSESSED VALUE	670,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	670,568
TOTAL JUST VALUE	670,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0988	1/15/2019	WD	Q	I	01	650,000
GRANTOR: MIDWAY INC						
GRANTEE: MIDWAY FERNANDINA M						
0869/0363	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA J						
GRANTEE: MIDWAY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W66 S14 E66 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/16/2019 BY DJA Total Acres: 1.29 Total Land Value: 516,000 Market: 0 Agricultural: 0 Common: 516,000 PRINTED 08/06/2024 BY SYS

S 349 FT OF E 1/2 OF LOT 93
IN OR 2249/988
6739373 R672909

MIDWAY FERNANDINA MHP LLC/
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660

2024

00-00-30-044B-0093-0010

BUILDING CHARACTERISTICS

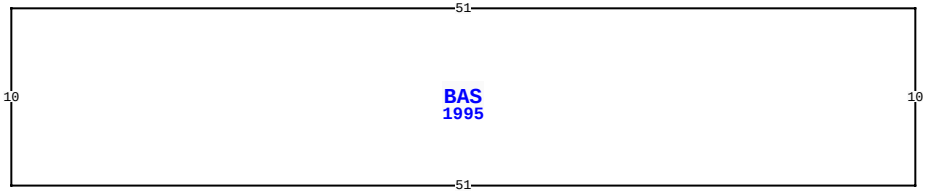
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	510	100	510	8,461
TOTALS	510		510	8,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	510	79.0000	55.30	28,203	1965	1995	0	0	0	70.00	30.00

7 M/H 93- – 0% - 0 Heated Area: 510 HX Base Yr



2637 MIDWAY RD, FERNANDINA BEACH

BLD DATE	07/29/2024	REA	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	124,718
TOTAL MARKET OB/XF VALUE	29,850
TOTAL LAND VALUE - MARKET	516,000
TOTAL MARKET VALUE	670,568
SOH/AGL Deduction	0
ASSESSED VALUE	670,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	670,568
TOTAL JUST VALUE	670,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0988	1/15/2019	WD	Q	I	01	650,000
GRANTOR: MIDWAY INC						
GRANTEE: MIDWAY FERNANDINA M						
0869/0363	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA J						
GRANTEE: MIDWAY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W51 S10 E51 N10$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/16/2019 BY DJA Total Acres: 1.29 Total Land Value: 516,000 Market: 0 Agricultural: 0 Common: 516,000 PRINTED 08/06/2024 BY SYS

S 349 FT OF E 1/2 OF LOT 93
IN OR 2249/988
6739373 R672909

MIDWAY FERNANDINA MHP LLC/
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660

2024

00-00-30-044B-0093-0010

BUILDING CHARACTERISTICS

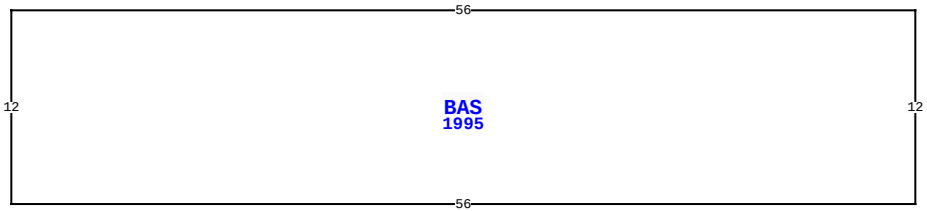
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,221
TOTALS	672		672	12,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	86.6000	60.62	40,737	1972	1995	0	0	0	70.00	30.00

8 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



2637 MIDWAY RD, FERNANDINA BEACH

BLD DATE	07/29/2024	REA	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	124,718
TOTAL MARKET OB/XF VALUE	29,850
TOTAL LAND VALUE - MARKET	516,000
TOTAL MARKET VALUE	670,568
SOH/AGL Deduction	0
ASSESSED VALUE	670,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	670,568
TOTAL JUST VALUE	670,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0988	1/15/2019	WD	Q	I	01	650,000
GRANTOR: MIDWAY INC						
GRANTEE: MIDWAY FERNANDINA M						
0869/0363	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA J						
GRANTEE: MIDWAY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S12 E56 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/16/2019 BY DJA Total Acres: 1.29 Total Land Value: 516,000 Market: 0 Agricultural: 0 Common: 516,000 PRINTED 08/06/2024 BY SYS

S 349 FT OF E 1/2 OF LOT 93
IN OR 2249/988
6739373 R672909

MIDWAY FERNANDINA MHP LLC/
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660

2024

00-00-30-044B-0093-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

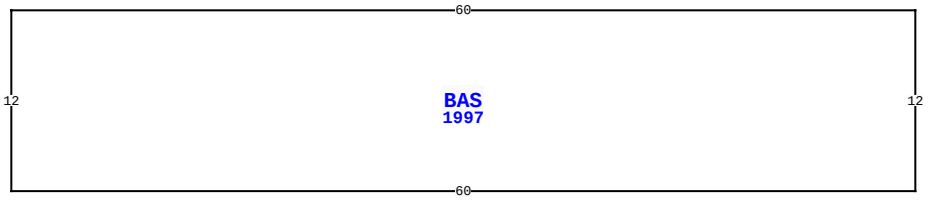
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	13,336
TOTALS	720		720	13,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	88.2000	61.74	44,453	1968	1995	0	0	0	70.00	30.00

9 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



BLD DATE	07/29/2024	REA	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

2637 MIDWAY RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	124,718
TOTAL MARKET OB/XF VALUE	29,850
TOTAL LAND VALUE - MARKET	516,000
TOTAL MARKET VALUE	670,568
SOH/AGL Deduction	0
ASSESSED VALUE	670,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	670,568
TOTAL JUST VALUE	670,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0988	1/15/2019	WD	Q	I	01	650,000
GRANTOR: MIDWAY INC						
GRANTEE: MIDWAY FERNANDINA M						
0869/0363	2/24/1999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA J						
GRANTEE: MIDWAY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S12 E60 N12$.

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

REVIEW DATE 01/16/2019 BY DJA Total Acres: 1.29 Total Land Value: 516,000 Market: 0 Agricultural: 0 Common: 516,000 PRINTED 08/06/2024 BY SYS

S 349 FT OF E 1/2 OF LOT 93
IN OR 2249/988
6739373 R672909

MIDWAY FERNANDINA MHP LLC/
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660

2024

00-00-30-044B-0093-0010

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	14	CARPET 90
Interior Floo	03	CONC FINSH 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

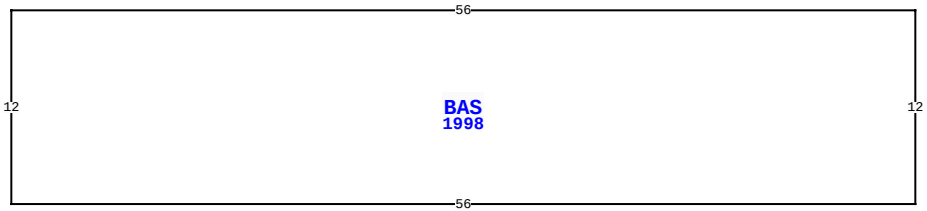
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,475
TOTALS	672		672	12,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	88.4000	61.88	41,583	1973	1995	0	0	0	70.00	30.00

10 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



2637 MIDWAY RD, FERNANDINA BEACH

BLD DATE	07/29/2024	REA	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	124,718
TOTAL MARKET OB/XF VALUE	29,850
TOTAL LAND VALUE - MARKET	516,000
TOTAL MARKET VALUE	670,568
SOH/AGL Deduction	0
ASSESSED VALUE	670,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	670,568
TOTAL JUST VALUE	670,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0988	1/15/2019	WD	Q	I	01	650,000
GRANTOR: MIDWAY INC						
GRANTEE: MIDWAY FERNANDINA M						
0869/0363	2/24/2999	QC	U	I	19	100
GRANTOR: MITCHELL DONNA J						
GRANTEE: MIDWAY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S12 E56 N12 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/16/2019 BY DJA Total Acres: 1.29 Total Land Value: 516,000 Market: 0 Agricultural: 0 Common: 516,000 PRINTED 08/06/2024 BY SYS