



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	53,162
TOTALS	1,512		1,512	53,162

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	192.00	SF	6.50	6.50	
2	1242	WD DECK A	0	0	8	26	208.00	SF	10.00	10.00	
3	1242	WD DECK A	0	0	8	16	128.00	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	UNIT TYPE	CONSD
1	000102	C	SFR/MH	0		RSF	2165.00	136.00	165.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,512	117.2000	87.90	132,905	1997	1997	0	0	60.00	40.00
1 M/H 94+ - 0% - 0											
Heated Area: 1512 HX Base Yr											
BAS 1997											
815 ADAMS RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/14/2024 MLU											

TOTAL OB/XF											
1,496											

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1,496											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		63,809	
TOTAL MARKET OB/XF VALUE		1,496	
TOTAL LAND VALUE - MARKET		264,000	
TOTAL MARKET VALUE		329,305	
SOH/AGL Deduction		69,857	
ASSESSED VALUE		259,448	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		259,448	
TOTAL JUST VALUE		329,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,266	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHA97055	MH MOVE-ON	0	08/01/1997
0393	GARAGE	15,600	07/01/1993
7674	CHNGE SRVC	0	08/30/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2409/1696	11/06/2020	QC	U	I	11	100	
GRANTOR: MCCLAIN RONALD K & BE							
GRANTEE: MCCLAIN EDMOND DONA							
2136/0732	7/27/2017	QC	U	I	11	100	
GRANTOR: MCCLAIN EDMOND D & JE							
GRANTEE: MCCLAIN EDMOND D &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W56 S27 E56 N27\$.											

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