PT GOVT LOT 2 OF SEC 14-2N-28E
IN OR 2277/877

SHOWERS NORMAN TRUST
4305 NW 67 WAY
CORAL SPRINGS, FL 33067

2024

14-2N-28-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
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	0	0 100
Units		0 100
Quality	03	Quality Level 03

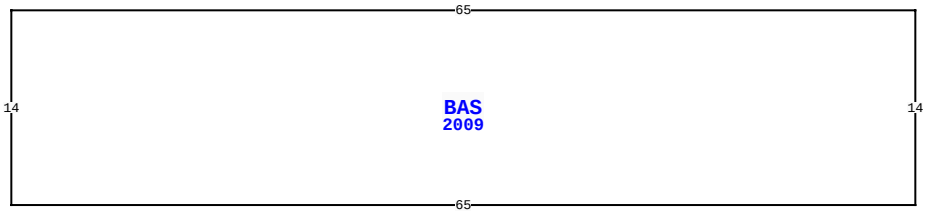
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	20,486
TOTALS	910		910	20,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	910	107.2000	75.04	68,286	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 910 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	20,486
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	355,500
TOTAL MARKET VALUE	375,986
SOH/AGL Deduction	146,632
ASSESSED VALUE	229,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,354
TOTAL JUST VALUE	375,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2277/0877	5/22/2019	WD	U	I	11	100
GRANTOR: SHOWERS L NORMAN						
GRANTEE: SHOWERS NORMAN TRUS						
0500/0879	10/01/1986	WD	U	V		6,500
GRANTOR:						
GRANTEE:						

1545 STEWART AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W65 S14 E65 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
1	000115	C	SFR ACRES	0	0007	RSF-2	0.00	0.00	2.37	AC		1.00	1.00	1.00	150,000.00	150,000.00	355,500							

REVIEW DATE 06/24/2020 BY KWA Total Acres: 2.37 Total Land Value: 355,500 Market: 0 Agricultural: 0 Common: 355,500 PRINTED 08/06/2024 BY SYS