PT LOTS 13,14
IN OR 1103/488 & OR 1388/1980
(EX PT IN OR 2561/1735 &

STONEBREAKER WILLIAM E & JOSIE
95324 MARC ANTHONY RD
FERNANDINA BEACH, FL 32034

2024

29-2N-28-4950-0014-0000

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
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

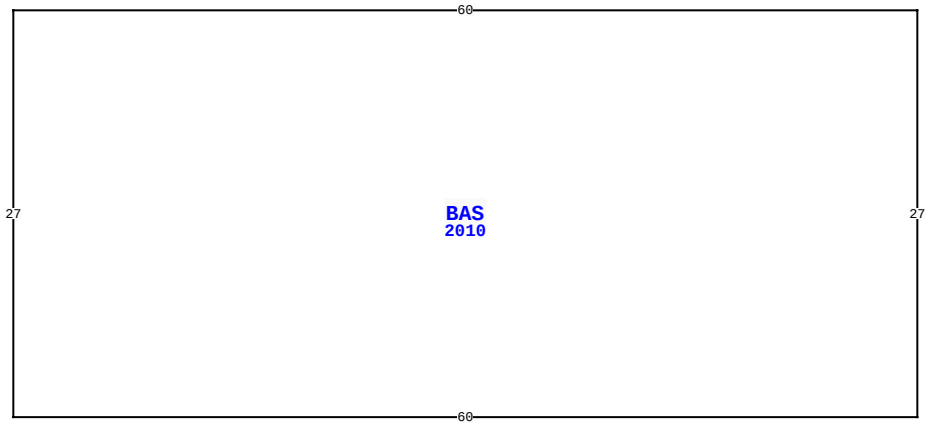
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	112,394
TOTALS	1,620		1,620	112,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	140.1600	105.12	170,294	2010	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2003 Heated Area: 1620 HX Base Yr 2003



95324 MARC ANTHONY RD, 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		112,394
TOTAL MARKET OB/XF VALUE		2,075
TOTAL LAND VALUE - MARKET		137,062
TOTAL MARKET VALUE		251,531
SOH/AGL Deduction		130,974
ASSESSED VALUE		120,557
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,557
TOTAL JUST VALUE		251,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5270	CO ISSUED	0	06/01/2010
M15253	MECH OTHER	0	04/01/2010
E22591	ELEC OTHER	0	04/01/2010
P14251	OTHER	0	04/01/2010
8270	MH MOVE-ON	1,800	08/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1103/0488	12/26/2002	QC	U	I	06	100
GRANTOR: BAKER NILA						
GRANTEE: STONEBREAKER WILLIA						
0578/0897	9/11/1989	WD	U	I	18	17,000
GRANTOR: BAKER NILA						
GRANTEE: STONEBREAKER WM & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W60 S27 E60 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
1	0810	CONCRETE A	0	100	28	12	336.00	SF	6.50	6.50	100	2015	2015	3	95	2,075	

TOTAL OB/XF 2,075

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.15	AC		1.00	1.00	0.85	75,000.00	63,750.00	137,062							

REVIEW DATE 06/09/2022 BY KW Total Acres: 2.15 Total Land Value: 137,062 Market: 0 Agricultural: 0 Common: 137,062 PRINTED 08/06/2024 BY SYS