LOT 19
IN OR 2196/1703
EX R/W OR 400/807

MCCORMICK RUFUS D & JACQUELINE
95243 MARC ANTHONY RD
FERNANDINA BEACH, FL 32034

2024

29-2N-28-4950-0019-0000

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	08	SHT VINYL 100
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

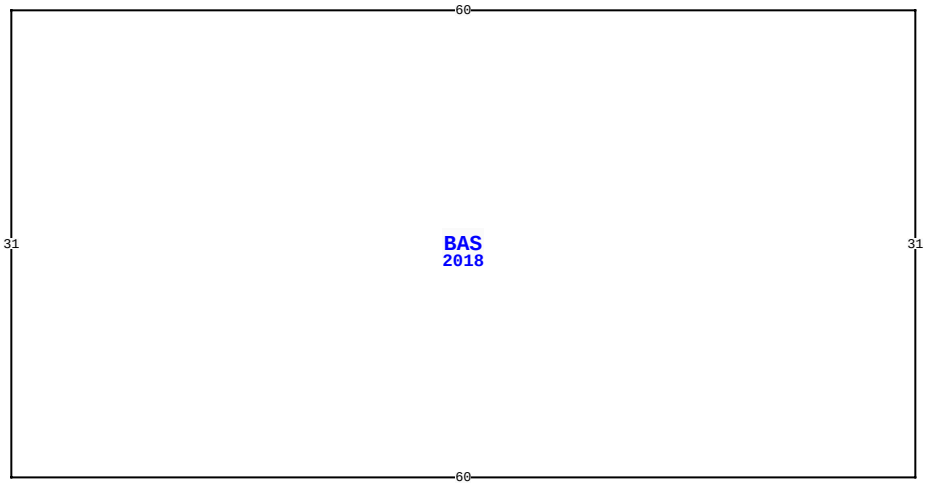
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	177,477
TOTALS	1,860		1,860	177,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	136.8000	102.60	190,836	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2020 Heated Area: 1860 HX Base Yr 2020



95243 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		177,477
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,750
TOTAL MARKET VALUE		268,227
SOH/AGL Deduction		102,404
ASSESSED VALUE		165,823
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,823
TOTAL JUST VALUE		268,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH07140	CO ISSUED	0	10/08/2018
MH07140	MH MOVE-ON	0	09/01/2018
94-1178	CHNGE SRVC	200	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1703	5/11/2018	WD	Q	I	01	45,000
GRANTOR: WILLIAMS WAYNE R						
GRANTEE: MCCORMICK RUFUS D &						
1046/0914	3/27/2002	WD	U	I	01	100
GRANTOR: WILLIAMS WAYNE & JANI						
GRANTEE: WILLIAMS WAYNE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W60 S31 E60 N31$.

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
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	75,000.00	75,000.00	90,750							

REVIEW DATE 03/04/2024 BY NWA Total Acres: 1.21 Total Land Value: 90,750 Market: 0 Agricultural: 0 Common: 90,750 PRINTED 08/06/2024 BY SYS