LOT 5 & PT GOVT LOT 2 OF
SEC 35-2N-28E IN OR 2522/938
CEDAR RIDGE #1 PBK 6/95

BOWEN JUSTIN &/FISHER BRANDI L
95260 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0235-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

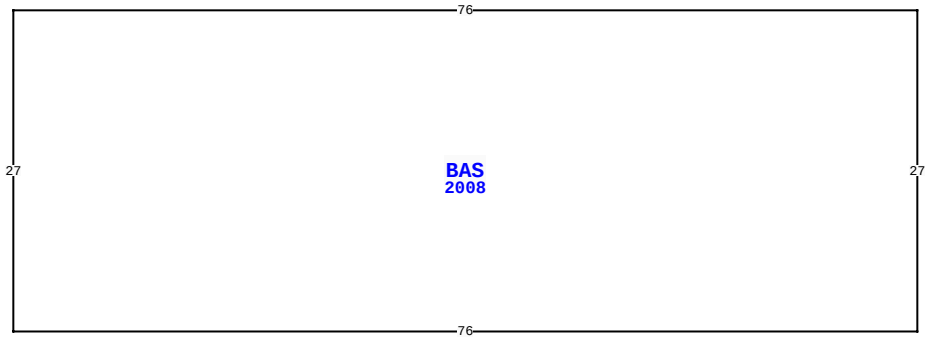
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	131,431
TOTALS	2,052		2,052	131,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	122.0000	91.50	187,758	1999	2012	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2023 Heated Area: 2052 HX Base Yr 2023



BLD DATE	06/16/2009 RK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/30/2023 MLU
AG DATE	

95260 BARBARAS PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		131,431
TOTAL MARKET OB/XF VALUE		8,020
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		289,451
SOH/AGL Deduction		0
ASSESSED VALUE		289,451
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,451
TOTAL JUST VALUE		289,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428823	BARN	18,351	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/0938	12/16/2021	WD	Q	I	01	250,000
GRANTOR: HAYS ANN M						
GRANTEE: BOWEN JUSTIN & BRAN						
1740/1277	5/26/2011	WD	U	I	40	109,000
GRANTOR: SGS DEVELOPMENT INC						
GRANTEE: HAYS ANN M						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	83	1,660	
2	0940	SHEDS/PORT	0	100	12	30	360.00	SF	30.00	30.00	100	2011	2011	3	50	5,400	
3	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2011	2011	3	50	480	
4	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2011	2011	3	50	480	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S27 E76 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 8,020

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
2	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/11/2019 BY KWA Total Acres: 2.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS