LOT 6 IN OR 845/709 & PT OF
GOVT LOT 2 OF SEC 35-2N-28E &
PT OF SE1/4 OF SEC 31-2N-28E

BRIDGES GEORGE A & LINDA A L/E/
95290 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0235-0006-0000

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

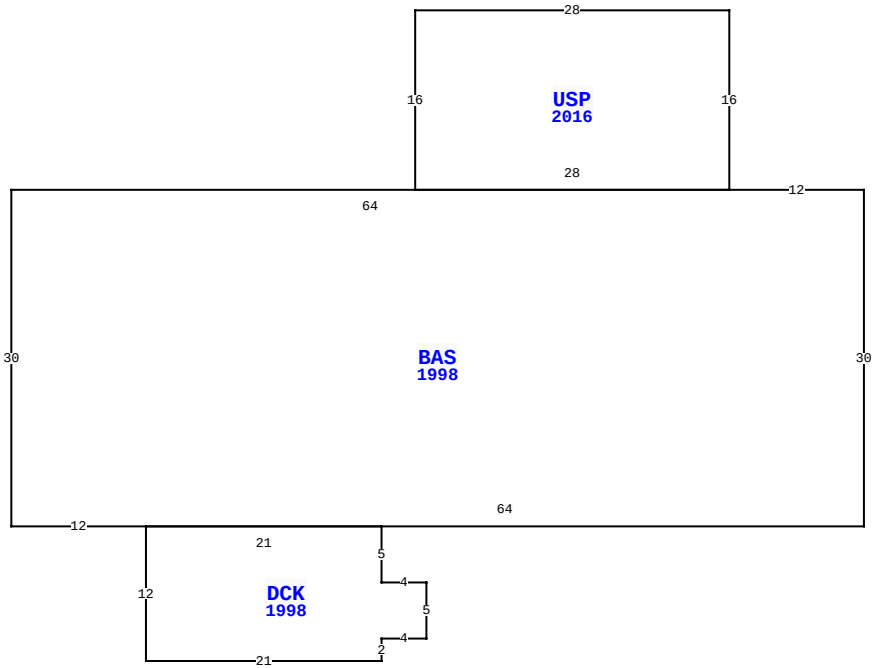
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	92,907
DCK	272	15	41	1,671
USP	448	50	224	9,127
TOTALS	3,000		2,545	103,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,545	129.3600	97.02	246,916	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 1999 Heated Area: 2280 HX Base Yr 1999



95290 BARBARAS PL, 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		103,705
TOTAL MARKET OB/XF VALUE		1,404
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		255,109
SOH/AGL Deduction		142,896
ASSESSED VALUE		112,213
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		57,213
TOTAL JUST VALUE		255,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1001	10/25/2023	LE	U	I	11	100
GRANTOR: BRIDGES GEORGE A & LI						
GRANTEE: FINLEY MURRAY J JR						
0845/0709	8/19/1998	WD	U	I	13	25,900
GRANTOR: SGS DEVELOPMMENT INC						
GRANTEE: BRIDGES GEORGE & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 USP=[YR=2016] N16 W28 S16 E28$ W64 S30 E12
DCK=[YR=1998] S12 E21 N2 E4 N5 W4 N5 W21 $ E64 N30 $.

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	18	16	288.00	SF	6.50	6.50	100	1998	1998	3	75	1,404	

LAND DESCRIPTION

TOTAL OB/XF 1,404

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