

LOT 8 IN OR 851/860
CEDAR RIDGE #1 PB 6/95 &
PT S1/2 SEC 31-2N-28E IN OR 1481

SANFORD JOYCE S
95350 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0235-0008-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	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	92,590
USP	40	50	20	812
USP	270	50	135	5,482
UST	144	55	79	3,208
TOTALS	2,734		2,514	102,093

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,514	128.9200	96.69	243,079	1998	1998	0	0	0	58.00	42.00
1 M/H 94+ - 100% - 1999 Heated Area: 2280 HX Base Yr 1999												
UST 2015 USP 2015 BAS 1998												
95350 BARBARAS PL, FERNANDINA BEACH												
						BLD DATE					LGL DATE	
						XF DATE					LAND DATE	
						INC DATE					AG DATE	
										05/30/2023	MLU	

EXTRA FEATURES								95350 BARBARAS PL, FERNANDINA BEACH					INC DATE					AG DATE	
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			
1	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200				
2	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	24	864				
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1998	1998	3	20	384				
4	0680	POLE SHED	0 100	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	26	166				
5	0681	POLE SHED	0 100	8	8	64.00	SF	15.00	15.00	100	1998	1998	3	26	250				
6	0810	CONCRETE A	0 100	40	2	80.00	SF	6.50	6.50	100	1998	1998	3	75	390				
7	0351	CARPORT MT	0 100	33	14	462.00	SF	10.00	10.00	100	2000	2000	3	20	924				
8	0351	CARPORT MT	0 100	18	19	342.00	SF	10.00	10.00	100	2000	2000	3	20	684				
9	0940	SHEDS/PORT	0 100	16	16	256.00	SF	30.00	30.00	100	2008	2008	3	35	2,688				

LAND DESCRIPTION					TOTAL OB/XF 7,550																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	0.95	75,000.00	71,250.00	71,250							

NASSAU COUNTY PROPERTY													PAGE 1 of 1			4
VALUATION SUMMARY																
VALUATION BY													STANDARD			
Tax Group: 4													Tax Dist:			
BUILDING MARKET VALUE													102,093			
TOTAL MARKET OB/XF VALUE													7,550			
TOTAL LAND VALUE - MARKET													146,250			
TOTAL MARKET VALUE													255,893			
SOH/AGL Deduction													91,555			
ASSESSED VALUE													164,338			
TOTAL EXEMPTION VALUE													HX HB WX SX 105,000			
BASE TAXABLE VALUE													59,338			
TOTAL JUST VALUE													255,893			
NCON VALUE													0			
INCOME VALUE																
PREVIOUS YEAR MKT VALUE													181,916			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530083	ADDITION	9,224	03/01/2015
B21021	STORAGE SHED	16,896	01/01/2008
R10996	REPAIR/RRF	300	01/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1481/0705	2/27/2007	WD	Q	V		50,000			
GRANTOR: DOUGLAS ARTHUR B & BA									
GRANTEE: SANFORD ROGER L & J									
0851/0860	10/07/1998	WD	U	I	13	25,900			
GRANTOR: SGS DEVELOPMMENT INC									
GRANTEE: SANFORD ROGER & JOY									

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1998] W8 USP=[YR=2015] N18 W15 UST=[YR=2015] W8 S18 E8 N18\$ S18 E15 \$ W68 S30 E76 N20 USP=[YR=1998] E5 N8 W5 S8\$ N10\$.												