LOT 12
CEDAR RIDGE #1 PB 6/95

DEFEE JEDEDIAH & RILEY
95466 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0235-0012-0000

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	13	LVT/LAMNT 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	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

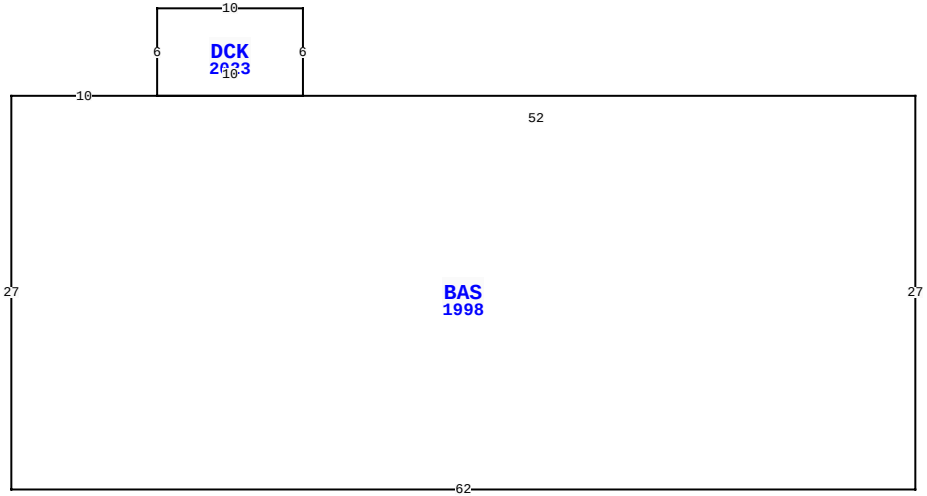
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	116,333
DCK	60	15	9	626
TOTALS	1,734		1,683	116,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,683	128.7000	96.52	162,443	1998	2013	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2023 Heated Area: 1674 HX Base Yr 2023



95466 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		116,959
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		194,794
SOH/AGL Deduction		0
ASSESSED VALUE		194,794
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,794
TOTAL JUST VALUE		194,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1552	9/07/2022	SW	Q	I	01	241,500
GRANTOR: 95466 BARBARAS PL LAN						
GRANTEE: DEFEE JEDEDIAH & RI						
2546/1819	3/03/2022	CT	U	I	18	123,000
GRANTOR: SANDERS LUANN L						
GRANTEE: 95466 BARBARAS PL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W52 W10 S27 E62 N27 $
DCK=[YR=2023;ORIG=-52,-6] E10 S6 W10 N6 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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							

REVIEW DATE 03/16/2022 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS