

LOT 14 1999 FTWD TW
IN OR 1067/1782
CEDAR RIDGE #1 PB 6/95

ROBINSON REBECCA L
95509 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0235-0014-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	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	2,261	100	2,261	115,277
DCK	54	15	8	408
FSP	299	60	179	9,127
UOP	288	25	72	3,671
TOTALS	2,902		2,520	128,482

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,520	135.9600	101.97	256,964	1998	2002	0	0	50.00	50.00
1 M/H 94+ - 100% - 2003				Heated Area: 2261				HX Base Yr 2003			
BLD DATE				LGL DATE				05/30/2023			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										128,482		
TOTAL MARKET OB/XF VALUE										2,835		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										206,317		
SOH/AGL Deduction										115,105		
ASSESSED VALUE										91,212		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										41,212		
TOTAL JUST VALUE										206,317		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										202,616		