

THORPE HENRY A JR & CATHERINE
95451 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										4											
Exterior Wall		30	VINYL 100		0800	02	1,248	123.2000	92.40	115,315	1998	1998		0	0	0	58.00	42.00	VALUATION BY										STANDARD										
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2021										Heated Area: 1248					HX Base Yr 2021					Tax Group: 4										Tax Dist:				
Roof Cover		12	MODULAR MT 100		26 48 BAS 1998 26										BUILDING MARKET VALUE										48,432														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										16,848														
Interior Floo		14	CARPET 80												TOTAL LAND VALUE - MARKET										75,000														
Interior Floo		08	SHT VINYL 20												TOTAL MARKET VALUE										140,280														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										47,406														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										92,874														
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB		50,000												
Bathrooms			2 100												BASE TAXABLE VALUE										42,874														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										140,280														
Stories															NCON VALUE										0														
Units		1.	1. 100		INCOME VALUE																																		
			0 100		PREVIOUS YEAR MKT VALUE										140,218																								
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	1,248	100	1,248	48,432																																			
TOTALS					1,248		1,248	48,432																05/30/2023					MLU										
EXTRA FEATURES					95451 BARBARAS PL, FERNANDINA BEACH															BLD DATE					LGL DATE					05/30/2023					MLU				
																				XF DATE					LAND DATE														
																				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	1242	WD DECK A	0 100	8	13	104.00	SF	10.00	10.00	100	2008	2008	3	35	364																								
2	0756	FEP	0 100	12	16	192.00	SF	27.00	27.00	100	2008	2008	3	35	1,814																								
3	0510	GARAGE WD-	0 100	20	22	440.00	SF	35.00	35.00	100	2014	2014	3	75	11,550																								
4	0351	CARPORT MT	0 100	20	12	240.00	SF	10.00	10.00	100	2014	2014	3	65	1,560																								
5	0351	CARPORT MT	0 100	20	12	240.00	SF	10.00	10.00	100	2014	2014	3	65	1,560																								