LOT 25 2006 DEST DW
IN OR 1886/1118
CEDAR RIDGE #1 PB 6/95

GARCIA MICHAEL J & FAWN L
95207 BARBARA'S PL
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0235-0025-0000

BUILDING CHARACTERISTICS

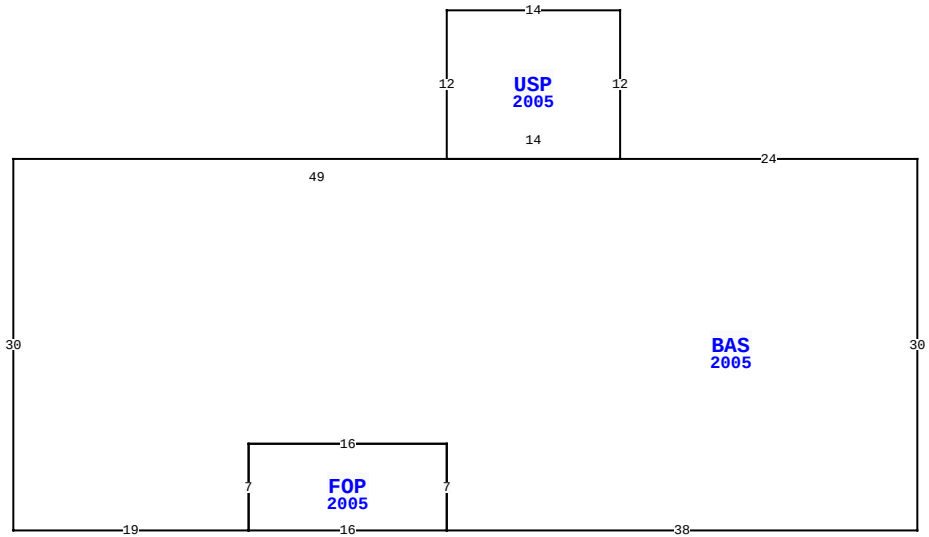
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2,078	100	2,078	114,250
FOP	112	30	34	1,869
USP	168	50	84	4,618
TOTALS	2,358		2,196	120,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,196	130.9000	98.18	215,603	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2014 Heated Area: 2078 HX Base Yr 2014



95207 BARBARAS PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		120,738
TOTAL MARKET OB/XF VALUE		6,449
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		202,187
SOH/AGL Deduction		109,799
ASSESSED VALUE		92,388
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		42,388
TOTAL JUST VALUE		202,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15840	ELEC OTHER	0	09/01/2005
M10375	MECH OTHER	0	09/01/2005
P10085	OTHER	0	09/01/2005
MH4679	MH MOVE-ON	0	09/01/2005
WEL00403	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1886/1118	10/24/2013	WD	Q	I	02	107,000
GRANTOR: ALTON CHARLES THOMAS						
GRANTEE: GARCIA MICHAEL J &						
1351/0768	9/21/2005	WD	Q	V		43,000
GRANTOR: SGS DEVELOPMENT INC						
GRANTEE: ALTON THOMAS & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 USP=[YR=2005] N12 W14 S12 E14$ W49 S30 E19
FOP=[YR=2005] E16 N7 W16 S7$ N7 E16 S7 E38 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2005	2005	3	24	2,074	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2008	2008	3	35	1,260	

LAND DESCRIPTION

TOTAL OB/XF 6,449

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	000115	C	SFR ACRES	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: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS