PT OF LOT 2 (S-1)
IN OR 2439/1212
MOBLEY HEIGHTS NORTH PB 5/146

SWEATT AARON ANDREW & AMY ANNETTE/
1453 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1400-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

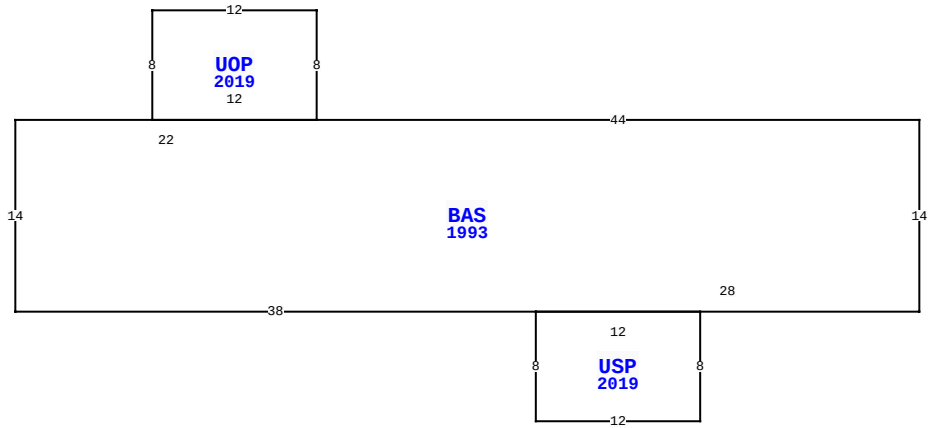
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	924	100	924	21,771
UOP	96	25	24	566
USP	96	50	48	1,131
TOTALS	1,116		996	23,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	996	112.2000	78.54	78,226	1981	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



95428 KAREN WALK, 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	42,340
TOTAL MARKET OB/XF VALUE	4,607
TOTAL LAND VALUE - MARKET	147,750
TOTAL MARKET VALUE	194,697
SOH/AGL Deduction	37,200
ASSESSED VALUE	157,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,497
TOTAL JUST VALUE	194,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/1212	1/02/2021	AD	U	I	21	37,500
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: SWEATT AARON ANDREW						
2264/0097	3/22/2019	WD	U	I	11	100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: DOUGLAS ARTHUR B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 UOP=[YR=2019] N8 W12 S8 E12$ W22 S14 E38
USP=[YR=2019] S8 E12 N8 W12$ E28 N14$.

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	0812	CONCRETE C	0	0	0	0	1,944.00	SF	3.00	3.00	100	2000	2000	3	79	4,607	

LAND DESCRIPTION

TOTAL OB/XF 4,607

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	0		OR	0.00	0.00	1.97	AC		1.00	1.00	1.00	75,000.00	75,000.00	147,750							

REVIEW DATE 02/15/2022 BY KWA Total Acres: 1.97 Total Land Value: 147,750 Market: 0 Agricultural: 0 Common: 147,750 PRINTED 08/06/2024 BY SYS

PT OF LOT 2 (S-1)
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Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

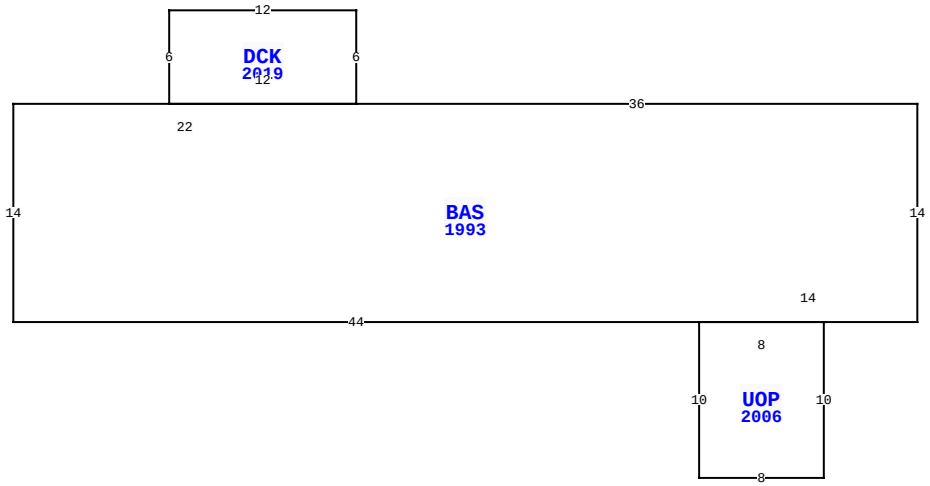
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100	812	18,177
DCK	72	15	11	246
UOP	80	25	20	448
TOTALS	964		843	18,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	843	106.6000	74.62	62,905	1985	1988	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 812 HX Base Yr



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2264/0097	3/22/2019	WD	U	I	11	100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: DOUGLAS ARTHUR B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 DCK=[YR=2019] N6 W12 S6 E12$ W22 S14 E44
UOP=[YR=2006] S10 E8N10W8$E14N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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